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From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 18 May 2020 07:45

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: EP/37/20/HH 56 Angmering Lane, East Preston

Supporting comments from agent – 18/05/2020

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carl Moore [REDACTED]

Sent: 15 May 2020 11:40

To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: Darren Street [REDACTED]

Subject: EP/37/20/HH 56 Angmering Lane, East Preston

Dear Zac,

I hope you are well.

I refer to the current planning application for various alterations and extensions to be undertaken at 56 Angmering Lane in East Preston. I understand from the Planning website that the application has received several objections, these include the Parish Council and the Willowhayne Residents Association.

Please note that prior to this application the clients and I met with representatives of the Willowhayne Residents Association to discuss the proposals in detail. The outcome of this meeting was as follows:-

- The appearance was **not** a concern and they generally encouraged new types of design. The Association acknowledged that the appearance of the area was changing due to various types of modern cladding materials and large areas of glass (subject to planning permission). Permitted Development allows various types of alterations without the need for planning permission, this was acknowledged, and therefore many dwellings are being modernised on the estate. No. 45 Angmering Lane (EP/58/18), opposite No. 56, is currently undergoing a complete refurbishment.
- The ground floor extensions and garage appeared not to be a problem. Garages in the area had been permitted in the front gardens under previous planning applications – for example No. 51 Angmering Lane (opposite No.56) – EP/47/13 – Double garage approved in front garden.
- They acknowledged that the proposal included a 1m gap to the north boundary providing a separation from the neighbour. Currently the garage is built on the north boundary. The Willowhayne and the Local Planning Authority encourage gaps between dwellings to maintain the detached character of the street scene.
- It was generally refreshing to hear that the WRA accepted and encouraged the refurbishment of existing dwellings on the estate and had no issue with the appearance of the new proposals.

The main issues that we discussed was the proposed third storey of the property and the potential overlooking that may be a potential concern to the neighbours. We tried to explain the careful measures we had undertaken to ensure that overlooking would be minimal and the bulk of the proposals would be similar to the existing dwelling. However the WRA stated that they would discourage any third storey proposal, even a converted loft with dormers. I would therefore like to explain these issues:-

Overlooking

The main private area of a residential garden is the rear garden. The proposed third storey includes 3 windows at the rear, these include the following:-

- En-suite window – to be obscure with sand blasted glass
- Bedroom 6 – window set back behind a parapet wall / flat roof over bedroom 2. If this was a concern then the client would consider obscuring the bottom part of the window.
- Large feature window providing natural light to the stairwell only. This is not considered as potential overlooking as the staircase will be floating adjacent to the window.
- Externally, to the side of the feature stair window a wall will be extended up to provide a screen looking towards the neighbour to the north.
- Under permitted development a rear dormer can be constructed at the same level at the rear without consent. The client is very keen to prevent any impact on the immediate neighbours and therefore this was a priority whilst undertaking this design.
- The front third storey windows will be set back from the main elevation and will include a parapet wall. Again this will provide minimal overlooking and will be no different to the second storey windows below. Please note that the dwellings immediately opposite are at least 40m away. Again under PD, rooflights can be installed on the front elevation without consent.



A typical view of the rear elevation showing the windows at the third storey – the window to the right will be obscure



Another typical view of the rear elevation showing the windows at the third storey – this confirms that there will be minimal overlooking due the parapet wall and rear extension

Third storey

Please note that on the front elevation we have shown a red line that represents the existing property. The purpose of this is to indicate that the bulk of the property from the front will be mainly the same. The height of the roof will be extended slightly to allow for headroom but the overall height will remain consistent with the neighbouring dwellings. You will notice on the site plan (1:500 scale) that the proposed footprint of the property will be modest in comparison to the adjacent dwellings so we not feel that this proposal is not overdevelopment.

As we have mentioned, a loft conversion can be undertaken as Permitted Development without the requirement of planning consent. The client first considered a loft conversion but was concerned that a large bulky rear dormer would look out of character and overbearing. PD also allows hip to gable roof extensions (subject to a maximum volume of 50m³). If this was undertaken then the front appearance would be altered and the bulk of the house would be extended beyond the proposals.

It is noted that No.33 Tamarisk Way, close to the applicants house, includes front and rear dormers at a third storey level. This property has undergone major re-modelling and at some stage a third storey was considered to be acceptable by the local authority. Therefore do we accept that some dwellings are allowed to have a third storey but some are not?

Many areas along the coast of the Arun District include dwellings of this type, modern 3 storey houses that have been approved by the Local Planning Authority. Reading some of the objections to the proposal it appears that certain private estates seem to be excluded from this type of development due to 'character'. I assume the other private estates have maintained a certain character even with these modern types of dwellings. Who defines the character of an estate? As stated above our meeting with the WRA seemed to suggest that they had no objection to this type of modern dwelling but had a concern about the 3rd storey due to overlooking. We have argued the case above that we have been very careful to design a proposal that would not include any overlooking. So it would appear that the main issue is whether a 3 storey dwelling is accepted on this estate, when clearly it has been accepted on other private estates in the surrounding area.

I should be very grateful if you could provide me with an update on this application and consider the points I have raised above.

Kind regards

Carl Moore
Atterbury Moore Associates