

For Attention
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Denton,

EP/47/19/HH – Response to letters of Representation.

I write in response to the various letters of objection to our application EP/47/19/HH, at 11 Michel Grove, East Preston. We wish to take this opportunity to clarify the considerations, in the hope that this will assist to alleviate some of the concerns raised.

Firstly, I would like to confirm that no additional bedrooms are proposed. The property will be maintained as a 4 bedroom detached, Private Residence, with no intention to convert to a commercial property of any kind. The Applicant has lived at the property since mid 2017 and has taken time to carefully consider the site and how the proposed extension will work with its surroundings and is hoping to breath new life into a tired property.

The applicants neighbour, No. 9 Michel Grove, has submitted a comprehensive objection, in which there are inaccuracies which we would like to clarify.

The dimensions provided on our drawings, in particular the street scene were provided by our Associate Professional Land Surveyor. Our surveyor uses topographical measuring equipment, and we therefore have full confidence that the dimensions provided are completely correct, and have no reason to doubt their accuracy. Our Associate Surveyor was specifically instructed to provide accurate elevational detail of the neighbouring properties to ensure complete accuracy of street scene.

We also believe the photomontage prepared by the neighbour at No.9 Michel Grove to be visually misleading and misrepresentative. It is impossible to provide an accurate representation by simply merging a 2D image with a 3D photo, as there is no allowance for commensurate distance and perspective. This is demonstrated by the visual extent of the penned drawing being significantly larger (enlarged roof and wider footprint) than the photo, on the eastern side of the building, which at first floor level is existing, remains unaltered, and therefore should be equal in scale.

We have fully considered the comments derived from the previous application EP/183/18/HH, and believe that we have addressed the principal concern by altering the design accordingly, to fundamentally reduce the overbearing nature of the extension, and to remove the potential for overlooking of the neighbouring property, No.9 Michel Grove.

Specifically, we have decreased the length of the proposed 2 storey extension to the Southwest, so that the Northwest corner of the extension is approximately 1.28m (an additional 0.65m than originally proposed) from the boundary, which in effect has doubled the distance. The distance at the Southwest corner has also been increased to approximately 4.2m.

Furthermore, the applicant has also agreed that the rear facing windows to the Master Suite be obscure glazed, which is shown on the proposed plan 183010/03A.

We also wish to highlight that the extension proposes to infill 2no. existing West facing windows, currently overlooking the neighbouring property, No. 9, Michel Grove.

The dwelling sits comfortably on its generous plot and is currently one of the more modest properties on the Estate, when compared with many in the close vicinity that have been extended, enlarged and altered in a similar style to that proposed i.e across their entire plots.

We believe that when considered holistically that the revised scheme represents an acceptable form of development, given the property's location, the reduction in size of the extension and obscure glazing to the rear windows.

We don't believe the proposals contravene Arun District Council's Local Plan Policy D DM1 or DM4 (e), nor does it compromise the special character of the location. We don't believe the scheme to be incongruent within its setting, or that it will have a detrimental effect on the neighbouring properties. We therefore hope that you would seek to support this application.

Yours faithfully,

Kathryn Welch
Architectural Designer



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