

Thomas Humphris
9 Michel Grove,
East Preston,
BN16 2SX

22nd June 2019

Dear Mr. Denton,

Re: EP/47/19/HH

I am writing this correspondence in response to the recent letter from Kathryn Welch (Architectural Designer) Fuller Associates, regarding the second planning application submission for 11 Michel Grove. My points are as follows:

1. Number of Additional Rooms

Ms Welch makes a rather naive point that the property "*will be maintained as a 4 bedroomed, detached, private residence, with no intention to convert to a commercial property of any kind*". How can Ms Welch actually professionally stand by this comment, without any ambiguity, when 11 Michel Grove is not actually her property? Furthermore, I also do not ever recall witnessing any correspondence from Mr or Mrs Harding stating these intentions themselves.

Let's also take this back this back to basics for Ms Welch. The property is currently a 4 bedroomed property and this is how this was marketed when the property was sold to Mr & Mrs Harding in June 2017. The additional rooms added to the property, under both application submissions, have been as follows:

(1) A Dressing room

(2) A Gym

(3) A Dining Room

(4) A Second Lounge adjacent to the new dining room (un-named on the plans- but has two sofas).

How these rooms are “being named” for the application process, cannot guarantee that this would remain in practice post build or when/if this property was to be ever marketed again on the property market. Looking at the dimensions of both “*the dressing room*” and “*the gym*”, at a minimum, could both be regarded as **two additional bedrooms**. Therefore, this could be regarded as a six bedroomed residence and not four, which Ms Welch stands by in her opening statement.

2. The time taken to carefully consider the site & proposed extensions

Ms Welch makes reference to “*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*”.

Once again, the actual facts of this situation are - within 18 months of acquiring the property, extensive plans were submitted which were found to be in breach of:

- Policy D Dm1,
- Policy D Dm4,
- Policy 1 of the East Preston Neighbourhood Development Plan,
- Policy 2 of the East Preston Neighbourhood Development Plan

And were rejected by:

- The East Preston Preservation Society
- The East Preston Parish Council
- Arun District Council

Making out that “*a significant amount of time has been taken to carefully consider the site and how the proposed extension will work with its surroundings*”, does not sit well with the evidence of the rejections and breach of policies listed.

3. Street Scene

Both on this and the previous application, the applicant's agents had **several attempts** to produce a realistic image of the impact of this development. What they have produced is nothing more than a cartoon sketching and does not realistically demonstrate the **actual visual impact**, which has been provided with the Google Earth images. Ms Welch has made reference that the "*photomontage prepared by the neighbour at No.9 Michel Grove to be visually misleading and misrepresentative*", however, both Ms Welch and Fuller Associates have not produced any credible alternative which provides a **realistic visual image impact** of how this development will be viewed from the road. Let's be clear - It is the front of the property and the angle at which it is positioned on the site, which is the cause of the overbearing impact of this application for number 9 Michel Grove. Number 11 Michel Grove has been built diagonally on the site and this will always cause an issue for any further extensions to the front elevation of this property.

The street scene image provided by Fuller Associates presents a "visual gap" between number 11 and number 9. However, if you simply look at a front focused photo of number 11 and follow the proposed line of sight of the proposed extension – there is no physical way a visual gap will be present between the two properties. Number 11 will overlap the visibility of number 9. Disturbingly, my assumptions can also be witnessed on the architectural drawings which Fuller Associates have produced and submitted as part of this application. Please cross reference the "overhead proposed plot image" against the "street scene" drawing. There is no physical way the street elevation drawing, with a gap between the properties, aligns to the overhead plot image drawing. The gap does not exist.

Ms Welch states in her correspondence "*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*".

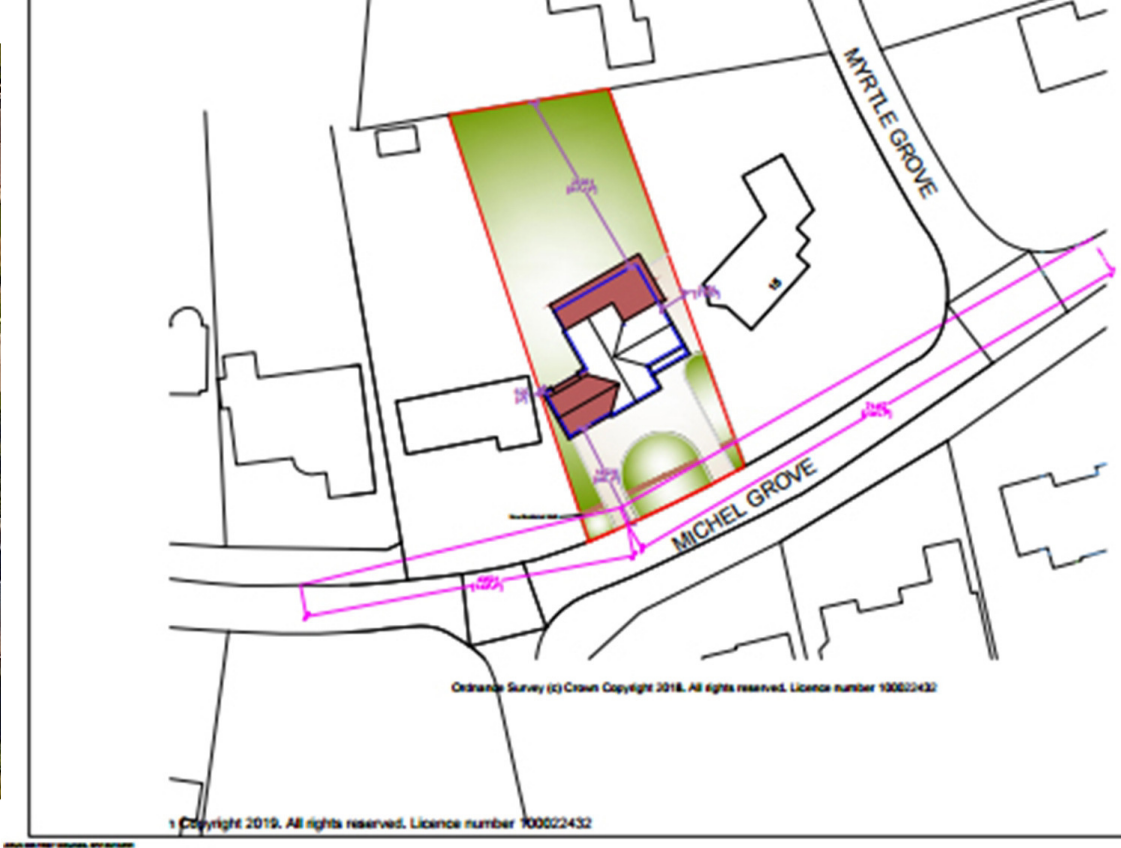
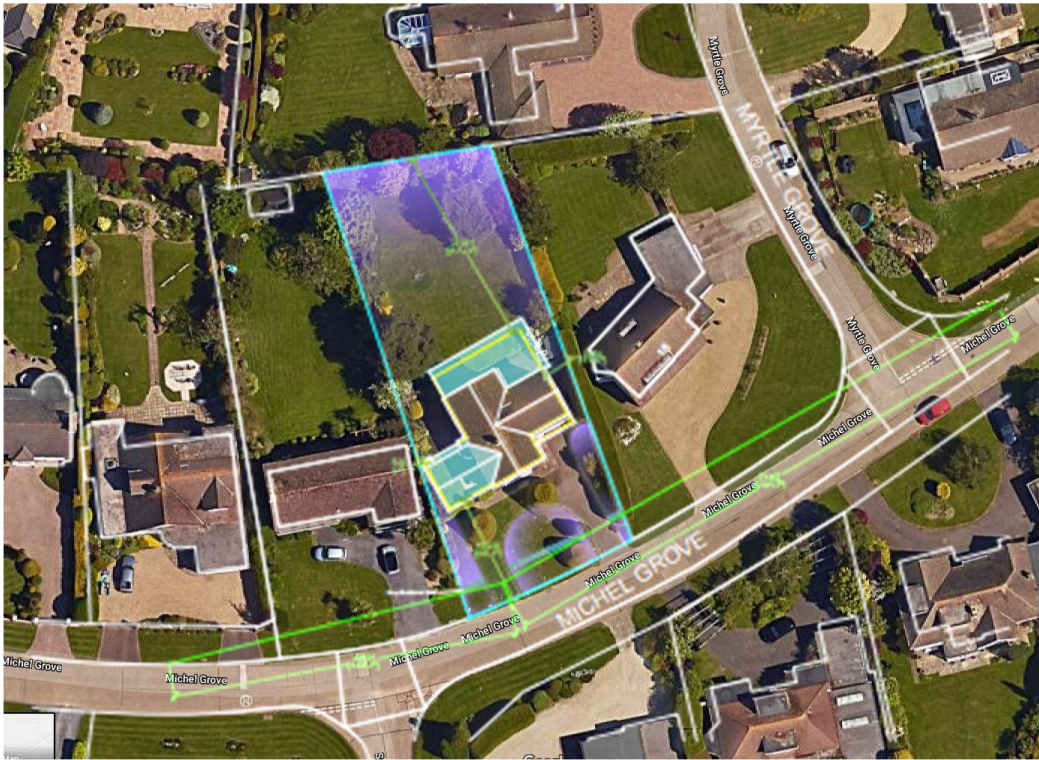
The developers in the 1960s would have built to the maximum that the plot allowed. They appreciated the problems this site had, hence building number 11 Michel Grove diagonally. I know of no other property on the Estate which has had; a significant extension added to its existing structure, across its frontage, to fill the entire plot, whilst positioned diagonally.

If this application is granted, this will be setting a precedence to the detriment of many others. The proposed alterations to number 11 Michel Grove is a poorly conceived project and no amount of alterations to the front elevation will change what is a fundamentally flawed idea.

I respectfully request that the planning department rejects this application.

Yours sincerely

Thomas Humphris





Street Scene
1:100