

Westerings
The Street
East Preston
BN16 1JD

Group Head of Planning
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

5 June 2021

Your ref. EP/48/21/HH

Dear Mr Crowther

We are writing in objection to the planning permission for a first-floor dormer to 2 Bay Tree Gardens, East Preston. Our property backs onto the afore mentioned property, to the west.

The bungalow involved is the middle of three that directly back onto our and our neighbours' properties. The bungalows are identical, built of traditional brick with a tiled roof. We believe that the proposed extension contravenes section 13.4 of the Arun Local Plan and the Development Principles laid out in the East Preston Neighbourhood Plan (Design Policy 4).

The proposed design of the dormer will overpower the look of the surrounding area due to its size and colour. The cladding of a black burnished wood and black roof tiles are not in keeping or sympathetic with the materials currently used on the external walls of the surrounding dwellings. Surrounding properties have traditional tiled roofs and tiled dormers, with red brick walls. Any deviation from this style, such as the proposed white rendering and black cladding would be in violation of Design Policy 4 of the East Preston Neighbourhood plan for Area 3, which states that:

Development proposals in Character Area Three, as shown on the Proposals Map will be supported provided the scale, density, massing, height, landscape design, layout and materials of including alterations to existing buildings, will:

- i. sustain and enhance the significance of the historic character of the area;*
- ii. employ building materials that harmonise with those used in existing buildings;*

The proposed dormer is oversized and includes unobscured windows that would look directly into our conservatory, dining room, kitchen, and master bedroom. In addition, it would overlook an established decking area at the bottom of our garden, which the

boarders on the boundary wall between ours and the applicant's properties (see attached photographs.)

The proposals to raise the roof would make the property stand out in the row of three bungalows and would not compliment the scale or massing of the surrounding buildings. Therefore, the proposed extension to 2 Bay Trees Gardens is in conflict with Policy D DM4 of the Arun Local Plan 2011-2031.

Policy D DM4

Extensions and alterations to existing buildings (residential and non-residential)

When considering applications for extensions and alterations to existing buildings, the Council will require that:

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Developments shall also be consistent with all other Local Plan Policies.

We would also like to raise that fact that we were not notified directly by Arun District Council about this application, which, as the applicant state, will have a negative impact on us as an adjoining property to the west of 2 Bay Trees Gardens.

Whilst we are aware that the addition of a dormer is allowed due to permitted development rights the current application, as it stands, would not. We feel that Arun Council Planning Committee should reject application on the grounds laid out in this letter which include, but are not limited to, substantially overlooking at least 2 properties, not in keeping with the architectural style of the neighbouring properties as well as being oversized and therefore overdeveloping the local skyline.

Yours sincerely,

Dr Rachel and Dr Simon Keys

View from conservatory



2 Bay Trees Gardens

View from master bedroom



View to north of properties



2 Bay Trees Gardens

View to south of properties

