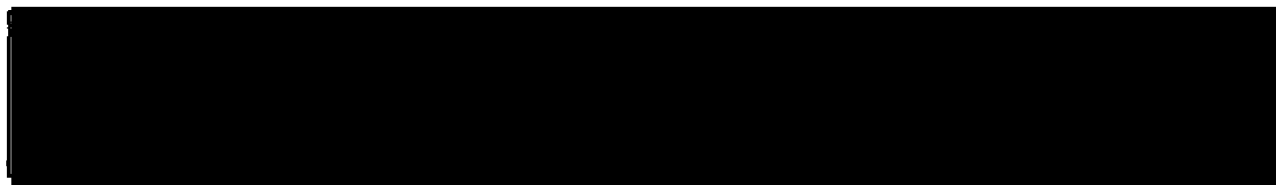


1/6

Siobhan Honney-Bayes

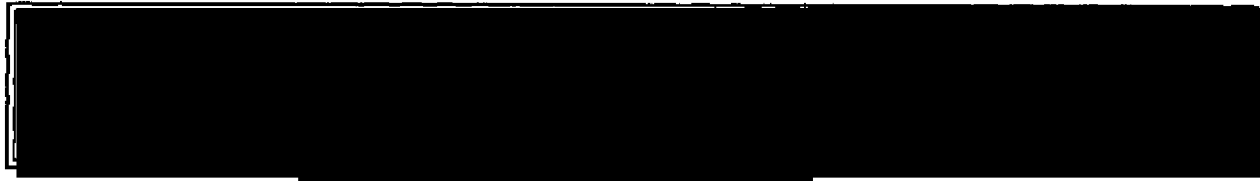
From: Karen Garner on behalf of Planning.Responses
Sent: 25 July 2012 10:56
To: Siobhan Honney-Bayes
Subject: FW: EP/70/12. Sandgate House.
Attachments: scan0001.jpg; scan0002.jpg; Sandgate House Plans.doc



From: Peter Cleveland
Sent: 25 July 2012 09:57
To: Planning.Responses
Subject: FW: EP/70/12. Sandgate House.

Please could the attached be acknowledged as a letter of rep.

Thanks
Peter



From: Annabel Williams
Sent: 25 July 2012 09:46
To: Peter Cleveland
Subject: FW: EP/70/12. Sandgate House.

Please find attached, letter of objection and appendices.

Mr & Mrs S. Williams
Spindrift
South Strand
East Preston
BN16 1PN

24th July 2012

Dear Sir/Madam

Ref EP/70/12

We would like to write to object to the above planning application on the following grounds;

1. The proposed first floor extension by reason of its design, scale and appearance fails to appear to visually integrate or be equal to the existing low level beach scene that exists currently.

Historically, with regards to other applications in this area, planning has sought to maintain the low level, ground floor level beach scene which runs from the sailing club to past Sandgate House, all with pitched roofs. The nature of the proposed design, which allows for a new raised structure on the west and south west corner would take the existing height from 2.6m on the west side rising away at a pitched angle to 4.4m in overall height, to a new solid height rising directly up on the south and west side to 6.2m. This flat roof structure at 6.2m rises back along the west elevation for 10.6m and provides a mass that is heavy and imposing to the beach scene and other properties (both behind and to the side).

The application (conclusion in DAS) is extremely light in its emphasis on this first floor structure and skirts over it. It is also noted that the beach scene montage, while itself a useful document, is taken from the South East (a number of properties along to the east of Sandgate) and therefore projects a reduced impact when it looks back at Sandgate House. This scene is also not the same as the photo model visualisation which, with the removal of the greenery, makes the house more prominent and imposing. Due to the fact that Sandgate sits at a south east angle on its plot the proposed introduction of this first floor from the south beach scene, south west and west is very marked. This has not been shown in the plans.

2. The new proposed west elevation has a good deal of windows proposed, as well as a balcony and full length balcony windows/doors. Whilst it is noted that these are proposed to be obscured, windows and doors can be opened and balconies sat on. There is significant overlooking here into the garden on the West and possibly in the North window into the properties behind.

Attached to this letter are two photos of the beach scene from the South West, one as existing and one very crudely showing the impact of the new structure.

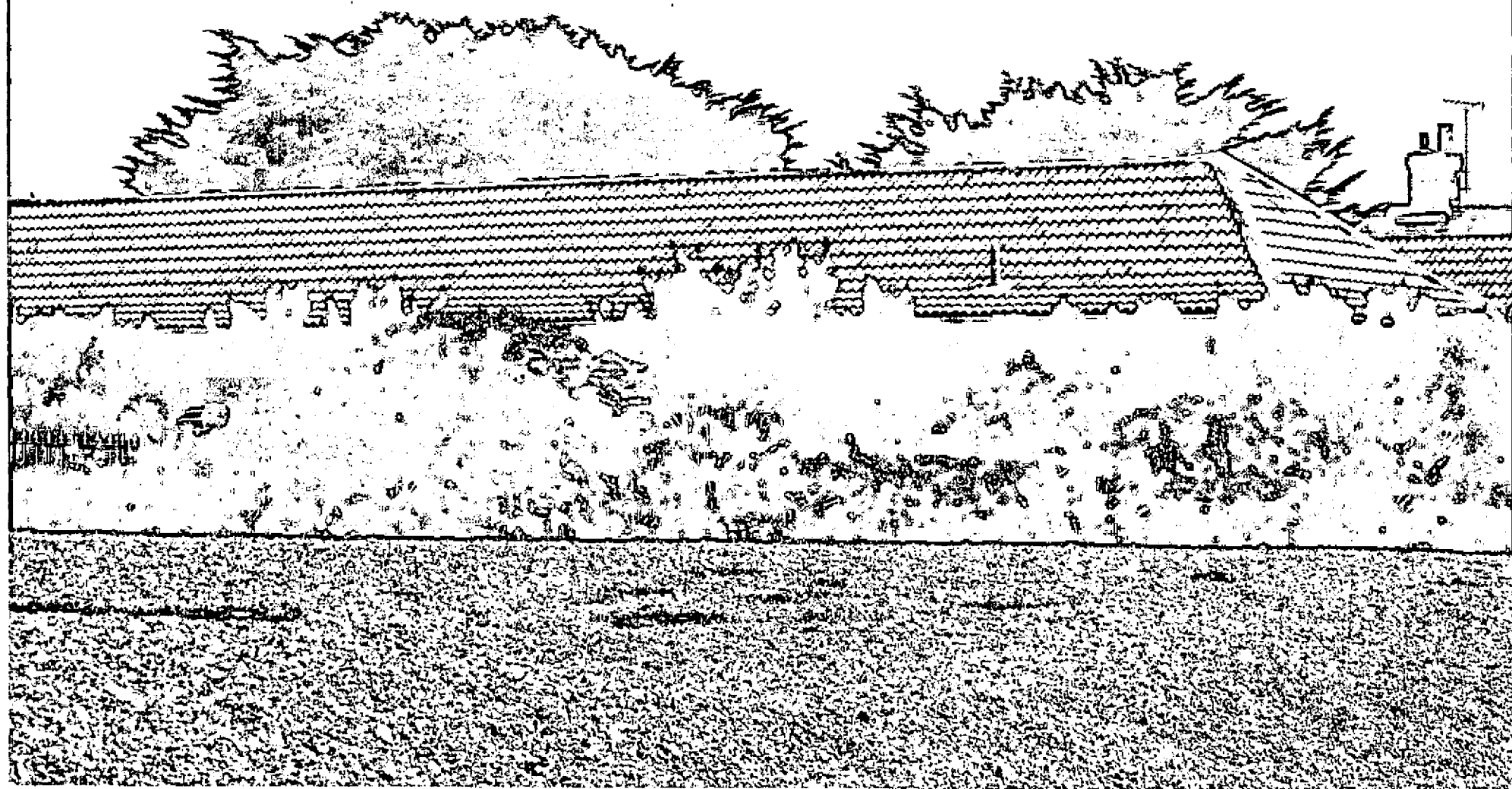
We look forward to hearing back from you on this matter.

Yours faithfully

Mr & Mrs S. Williams

South West View

Existing



South west view — Proposed.

