

**From:** Daun Johnson  
**Sent:** 01 February 2021 16:47  
**To:** Planning Scanning  
**Subject:** FW: EP/7/21/HH Little Dormers 23 Upper Drive BN16 1QN - "No Objection" observations and comments

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**From:** Daun Johnson <[Daun.Johnson@arun.gov.uk](mailto:Daun.Johnson@arun.gov.uk)>  
**Sent:** 01 February 2021 16:03  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: EP/7/21/HH Little Dormers 23 Upper Drive BN16 1QN - "No Objection" observations and comments

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**From:** Stephen Milliner [REDACTED]  
**Sent:** 01 February 2021 15:53  
**To:** Zac Denton <[Zac.Denton@arun.gov.uk](mailto:Zac.Denton@arun.gov.uk)>; Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** EP/7/21/HH Little Dormers 23 Upper Drive BN16 1QN - "No Objection" observations and comments

Dear Mr Denton

I see that following the withdrawal of application EP/96/HH/20 and EP/124/20/HH that the applicant has submitted a new application and this application is much less aggressive which is encouraging. It looks like the applicant and their architect have approached the scheme with much more thought which is to be welcomed. May I offer some comments on the scheme which I would ask you to consider when determining the application.

As with all planning applications there is a balance and I am sure you will consider the application in the round and on its overall merits. The new garage is forward of the existing building line but it is no further forward than an existing dwelling north of the plot on Upper Drive and the applicant has now given consideration to their immediate neighbours view out from their dwelling. There will be some impact on the street scene but I will let you and other people who comment decide if the impact is detrimental. In terms of the front elevation as viewed from Upper Drive I believe the proposals will enhance the view and the canopy will add character to the property.

I suspect the applicant wishes to use the garage space as a garage but once built it does not prevent the current applicant or any future owner of Little Dormers from changing the new garage space to living accommodation in the future under Permitted Development Regulations and this is of significant concern as the property is already a substantial dwelling having four bedrooms so any loss of parking and an increase in living accommodation at the premises is likely to cause major issues with off street parking on the Angmering on Sea Estate where there are numerous narrow streets particularly Upper Drive and South view as examples.

The four-bedroom house currently has hard standing across the complete frontage of the site together with a garage in the NE corner of the dwelling. This proposal desires the existing garage to be kept as a garage, supplemented with a further garage in front which means that the access arrangements for vehicles will be impaired and the space in front of the proposed garage will be needed to gain access to the proposed garage. I am minded that these proposals therefore mean that some of the remaining hard standing cannot be meaningfully used as onsite parking spaces and the actual parking space provisions for the development are being reduced. Upper Drive is a very narrow road and double shuffling vehicles in this narrow road could be dangerous and annoying. In addition, as access to the existing garage will need to be through the new proposed extension this also limits the practical use of the proposed extension. However, I see the applicant is proposing landscaping at the NE corner of the site and in the round, I think there is a balance to be had and you may consider the overall parking provisions as adequate.

There is a new window proposed at first floor on the south elevation within bedroom 2 which may cause overlooking issues to the dwelling to the south of the development (21 Upper Drive). The applicant has shown obscure glass but also shows an opening window. The height of the opening window above the internal finish floor level is not defined and as such overlooking prevention is not confirmed on the drawing. This is in conflict with policy D DM4 although should be easily resolved by a condition.

I see the new application has a window in the proposed extension on the front (east) elevation. This does balance the appearance of the front elevation avoiding a stark wall but I have some concern that this window opening from the garage could present an eyesore if you can see in to the garage from Upper Drive with the inevitable clutter that you usually get within a garage. I believe this window should have obscure glass and possibly no openings or if it has openings that they be small and at high level.

I trust the above observations are of assistance and if the planning department is minded to approve the application could I please request the following:

That those parts of the proposal shown as new garage space are used for garage/parking space only in perpetuity and any permitted development rights for the new development are extinguished. This is to avoid a change of use to further living accommodation in the future (without planning permission) increasing the likelihood of offsite parking and nuisance.

That the overlooking issue is dealt with in a manner consistent with other planning applications and obscure glass plus non opening windows below a height of 1.8m from FFL are adopted to prevent such overlooking and be provided in perpetuity.

That the potential visual issue associated with a window in to the garage on the front elevation is dealt with by condition and the introduction of obscure glass with limited or no openings.

I trust the above comments are of assistance.

Yours sincerely

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