

From: Nicola and Stephen Harlow, 25 Upper Drive, East Preston

Planning Application EP/7/21 HH

Objection and comments relating to proposed new windows

The description of proposed works in planning application EP/7/21/HH does not refer to new windows. However, the plans show proposals to install 2 new windows, both on the (south) side elevation but one angled so it is only visible on the plan showing the west elevation.

The proposed most easterly window will lead to overlooking of the garden and a bedroom of 21 Upper Drive and the garden and living space of 59 Manor Road.

The proposed most westerly window will lead to overlooking of the garden and living space of 59 Manor Road from a different angle. As a result the applicant will have a view of the whole of the back garden and living space of 59 Manor Road.

1. The proposed windows are contrary to the following Arun Local Plan policies:

a. D DM1 – any development should:

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy

The proposed windows will lead to a loss of privacy.

Plan drawing 203075/011 shows obscure glass for the proposed most easterly window but obscure glass doesn't stop overlooking, it just means the image is distorted or blurry. Also, the glass can be changed at any time by the current or future occupants.

Lack of privacy for 59 Manor Road is already an issue following the removal of trees and shrubs by the applicant. The lack of privacy has already been highlighted by the applicant in her letter of 7th December 2020 on the planning portal following the withdrawal of application EP/124/20/HH. The proposed windows will make the situation worse.

b. D DM4 - it is a requirement that any alterations to buildings:

do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties

The proposed windows will lead to overlooking of neighbouring properties, in particular 21 Upper Drive and 59 Manor Road.

2. Section J of The Arun DC Design Guide Supplementary Planning Document (approved in January 2021) deals with 'Building Design' including design relating to building alterations. Section J.02 sets out building separation distances between habitable rooms of neighbouring buildings and measures needed to ensure privacy.

There is less than 15 metres between the habitable rooms on the south side of 23 Upper Drive and the living space at 59 Manor Road and the bedroom at 21 Upper Drive. The Design Guide states where:

Building separation distances between habitable rooms are 15m or less multiple design initiatives will likely be necessary.

The plans for 23 Upper Drive do not include any additional design measures or landscape screening (in fact the landscape screening has been removed). In order for the proposed windows to be in accordance with The Design Guide other initiatives would be required.

4. The problem of the potential loss of privacy has been created by the applicant. Trees and shrubs have been removed and the applicant wants to change the internal layout of the 23 Upper Drive. The proposed windows are not needed if the applicants planned alterations to the 1st floor living space are not carried out. If the current floor plan as shown in drawing 203075/08 is not changed there is no need for additional windows.