

16 Worthing Road
East Preston
Littlehampton
West Sussex
BN16 1AZ
8th September 2015

Mr Karl Roberts
Assistant Director of Planning Services and Housing Strategy
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir

**Re Planning Application No.EP/93/15/HH
Statement lodged 13/08/2015**

Please find enclosed our response to Mr Rollason's Statement lodged 13/08/2015.

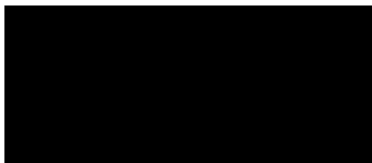
We understood Mr Rollason was submitting Amendments and we duly asked Arun to alert us but he submitted a Statement.



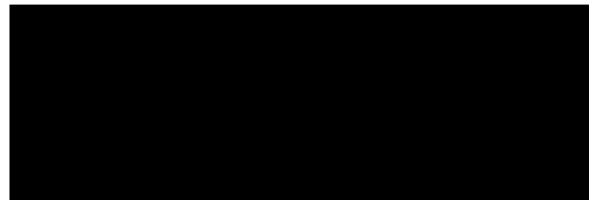
I am now recovered sufficiently to read his Statement and process our response.

Our comments deal with errors and omissions in Mr Rollason's Statement.

Yours faithfully,



David G Fraser



Maureen B Fraser

Errors and omissions in Mr Rollason's Statement

1. **Page 1 para 4** The foot print of 6 dwellings is less than the proposed footprint
2. **Page 2 para 2** No 16 is a substantially different building between No 14 and No 18 and his extension does not "visually accord" with it.
3. **Page 2 para 4.** Mr Rollason does not want the 7.5mtr extension on his western boundary because it would remove daylight and sunshine from his rooms. There is a large distance between his two wing extensions. His proposed build is just over 1 mtr. from his indented boundary (see photo **Page 4 last para**) and will severely restrict our daylight and sunshine.
4. **Page 2 para 4** The flat roof is to be replaced by a higher extension.
5. **Page 2 para 4 Clear Space.** There is currently a path down the eastern side of No 14 approx. 85cm along the side of current garage to approx. 3.85 mtrs at its widest opposite the main entrance to our house. With a 1 mtr pathway this is **a reduction of over 2.85mtrs** of space between his property and our boundary wall, rather than an increase.
6. **Page 2 para 5** States "requirement to harmonise with other dwellings open to individual taste". **Page 2 para 3, Page 3 para 3, Page 4 para 6** are therefore based on Mr Rollason's view rather than an objective perspective.
7. **Page 2 para 5** There are no linear, whole plot width, front line house extensions in Worthing Road, or on 700 bus route through East Preston. All detached properties are set in plots with wide spaces to each side. None have whole plot width parked cars.
8. **Page 2 para 5.** The rear south elevation is now to be "piecemeal" with differing roof heights, different roof styles and differing depths.
This will affect the view from Langmeads field, owned by Arun District Council.
9. **Page 2 para 5** No 16 is the original property, built 1927.
10. **Page 3 para 2** The Prefabricated garage is not shown on the submitted Existing Ground Floor Plan, nor on the Eastern side elevation of the Existing Ground Floor Plan
11. **Page 3 para 2** the new South Rear Elevation Plan shows the roof height to be above the window sill along the Eastern boundary of the rear extension.
12. **Page 4 Policy Area:** our rooms face south and will therefore suffer from lack of light because our property is 70 cm lower at the front to 40cm at rear of the proposed extension.
13. **Page 4 Proposal overshadows:** The building is 1mt further away **only** along the length of the prefabricated garage. There is already a path. The overall effect is that it is **2.85mtrs nearer**.
14. **Page 4** Our property is set 70cm lower at the front. Mr Rollason acknowledges this in his attached sketch drawing. This exacerbates shadowing and overbearing. The entrance to Langmeads is also lower. No 14 is higher and will therefore appear even more overbearing.

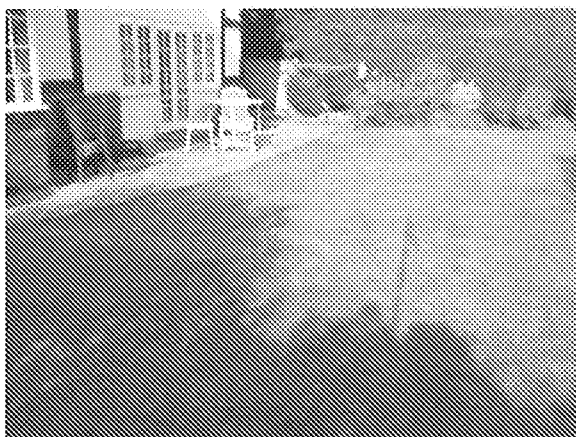
15. **Page 4 last para** the 7.5mtr rear extension and the front line extension are not shadowed by the main property. It is NOT occluded by the main house.



16. **Page 4 last para** Height of sitting room has been raised by 150mm. There is an internal ramp up to the higher sitting room. Mr Rollason's garden is on differing levels **See P6 para 2.06**
17. **Page 5** Our Shrubs were allowed to grow so that we could cut them to the height of proposed extension to demonstrate overshadowing. Mr Rollason is aware that the Buddleia is cut back annually.
18. **Page 5 para2** "No windows are being provided on this eastern elevation" The plan of the new East Side elevation shows a window and a door. The window will be 1mtr from the Eastern boundary wall opposite to the main entrance to our property. Currently it is 3.85mtrs away. As their property is higher they overlook. This **reduced** distance is intrusive.
19. **Page 5 Side of House.** Mr Rollason's photos were taken prior to 13th August when sun higher



Photo taken 01/09/2015. 5.20pm No shadowing in Sunlight along our house wall.



Rear garden. Taken 02/08/2015 5.30pm. Height to replicate height of extension



Taken 07/08/2015 7.12pm

20. **Page 5** Mr Rollason tells us that he may develop piecemeal, section by section over a number of years and that we would live next to a building site. Whilst we are aware there is no time limit to complete the building, in practice it will be a distressing experience
21. **Page 5 Western Boundary Hedge** 2.4mtrs is height from lower level walkway into Langmeads. Mr Rollason requests hedge to be cut because of overshadowing across his garden from shrubs outside his property. This year he also requested hedge on far Western boundary of the walkway to be cut to further reduce shadowing in his garden.. His garden gets shadowing from a hedge some 10mtrs from his boundary wall. He says we will not get shadowing from less than 2mtrs. Mr Rollason will be able to contact ADC parks department annually – his extension cannot be lowered annually.
22. **Page 5** the 3.5 mtrs extension is on the western edge of his property. The new sitting room is included in the 7.5 mtrs extension along eastern boundary. The **Proposed Roof Line Plan** drawing has been inverted to show length along his Western Boundary
23. **Page 6 para 2.03** 3.5 mtrs is from the existing projections, not the main dwelling.
24. **Page 6 para 2.03** the flats at No 18 are **2.5mtrs less** than the front line of No 16 garage. They were built to the front line of the property they replaced. The front and rear development of No 18 is in line with our property along our Eastern boundary. The Flats at No 20 were built to the front line of the property they replaced.
25. **Page 6 para 2.04** Photograph of view from walkway into Langmeads, owned by A.D.C. Wall height 1.8mtrs.

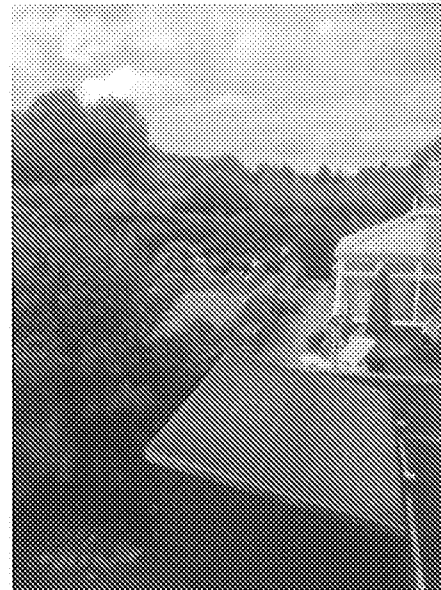


26. **Page 6 2.05.** Is Mr Rollason excluding his front line extension and double garage footprint. For some time Mr & Mrs Rollason have had 3 cars and a trailer parked on the forecourt. The incoming family have cars. The existing garages have always been used for storage/workshops. All their cars have always been parked on the forecourt.



27. Current 3 cars. View of trailer obscured by blue car.

- 34 **Page 6 2.06** The blank wall we will see is 7.5 metres long. It is **not** obscured by shrubs.



Our shrubs are at the height of the proposed new extension

- 35 **Page 6 2.06** The garden is on two levels. Wheelchair access is planned from the Orangery which is lower in height and is not accessed internally by a raised ramp.
- 36 **Page 6 para 2.07** Is the covered walkway is to be retained.? This "covered walkway" is a fully enclosed space with electrical sockets and lighting with a width from House wall to Boundary wall. The Proposed extension plans do not show a covered walkway.
- 37 **Page 7 calculations** are calculated and added up incorrectly. **Increase is 49.85%** See attached sheet. Mr Rollason tells us that he is adding approx. 1400sq ft. (130sq mtrs)
- 38 **Page 7** the single garage to be demolished is to be rebuilt adjacent to No14 Eastern and Southern boundary walls.

ERRORS AND OMISSIONS ON PLANS SUBMITTED FOR PLANNING APPLICATION: 14 WORTHING ROAD

ITEM	ERROR	COMMENT	REFERENCE IN MR ROLLASON'S SUPPORTING STATEMENT 13/08/2015
Existing Floor Plans	Single garage at Eastern Boundary not shown.		P3 para 2
PROPOSED PLANS	Proposed Roof Plan inverted	Shows length along No 14 Western Boundary, rather than Eastern	
	Covered Walkway omitted	A room with power points, lighting and lockable doors north and south. Extends from House wall to Western Boundary wall	P6 2.07
	Window & Door in East Elevation	"no windows are to be provided in this elevation"	P5 para 2
	Eastern Boundary Wall Block Plan	The Plans do not show the narrowing of Mr Rollason's plot, Boundary wall indented 90cm	P2 para 5, P4 para 8

Calculation of Increased Gross Floor Area (including structure)

Description	Dimensions (Metres)	Area Sq Metres	
Retained areas			
Main core of house	12.6 x 7.4	93.24	
First floor main core	12.6 x 7.4	93.24	186.48
To be demolished			
Front Porch	2.8 x 1.6	4.48	
Study/Office	3.2 x 2.3	7.36	
Garage /store	3.3 x 2.3	7.59	
Single garage	6.5 x 1.6	10.4	
Utility room	3 x 2	6	
Conservatory	3.5 x 3.5	12.25	
Bay window	4.4 x 1	4.4	52.48
New build			
Double garage	5.5 x 6.5	35.75	
Porch / entrance	2.6 x 3.7	9.62	
Bedrooms and corridor	7.7 x 5	38.5	
Store/dining	3.2 x 5	16	
Link to sitting room	2.1 x 4.3	9.03	
Garden sitting room	4.7 x 4.8	22.56	
Conservatory	5.5 x 3.5	19.25	
Living room extension	5.5 x 3.8	20.9	171.61
Existing Floor area	186.48 + 52.48	238.96	square metres
Proposed Floor Area	186.48 + 171.61	358.09	square metres

An increase of 119.13 Sq m or 49.85%