

Zoe Toppin

From: Zac Denton
Sent: 03 September 2020 16:50
To: Planning.Responses
Subject: FW: Planning application Ref : EP/96/20/HH

objection

Zachariah Denton
Planning Officer

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From: [REDACTED]
Sent: 03 September 2020 11:25
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Planning application Ref : EP/96/20/HH

Dear Mr Denton,

I submitted an on line comment regarding the planning application above yesterday evening. **Ref OWPC29362**

I am not able to find this comment on the Arun Website?

There have been access issues this morning getting on to the site.

I have reproduced the objection to the planning application below to ensure that it does find its way onto this application as an objection.

Dear Mr Denton,

I refer to planning application EP/96/20/HH for the roof and fenestration alterations to the rear elevation, new bay and porch skirt roof to the front elevation and new roof link attached double garage.

I would like to object to the garage proposal on the following basis:

- The garage proposal is in complete contravention to the build line of all the other properties within the road; the western elevation of the proposed garage is further forward than the existing Eastern elevation of all other properties in this section of Upper Drive (Excluding 31 Upper Drive, which fronts onto Southview)
- The plot is insufficient to accommodate a detached garage, let alone a double structure, hence the original design of the property included an integral single garage
- The proposed garage is unnecessarily large in both height and width

- The garage is too close to the Northern boundary of 25 Upper drive from an aesthetic view point, changing the complete appearance of the road
- The proposed gap between the garage and the boundary of 25 Upper drive is unserviceable from a maintenance perspective.
- The proposed garage measurements total 30.25 square meters. Modern regulations for a 1-bedroom flat are 37 square meters and I would argue that the size of this garage is nearing the size of a separate dwelling. This is unreasonable on the size of this plot in this area.
- This is not an example of a link attached garage because the walls of the garage are not attached to the main dwelling. It is attached via a covered walkway and the access to the garage is external only and therefore it should be considered as a detached garage for the purposes of planning

Whilst I have no objection to the roof alterations or of a conversion of the current garage, the double garage proposal is completely unreasonable.

The plots on the estate are not generous and as such a proposal would significantly change the sole and feel of the estate and set a dangerous precedent for other future applications.

I would be grateful if you would ensure that this is posted to the site in due course.

Thanks

Mike Fleming
03/09/2020