

TO: planning@arun.gov.uk.

From: Mr D & Mrs S Flanders, 59 Manor Road, East Preston, BN16 1PY – [REDACTED]

Note: A 'word' document containing identical information is attached to this email, if this is easier to download

Application No: **EP/96/20/HH**

Site Address **Little Dormers 23 Upper Drive East Preston BN16 1QN**

Objections/Comments to Planning Application EP/96/20/HH

1. COMMENTS ON LOCATION OF SITE

This Application is for a property on the Angmering-on-Sea Estate which generally has very small roads and gardens, unlike the neighbouring coastal estates, which are more suited to major building additions and significant fenestration alterations. Therefore, the issues of size and privacy in planning applications are a major issue for us. In particular, the streets and gardens around the applicants' property are already tight for space. The proposed additional large building to the front (east) elevation has been objected to by numerous other residents, therefore I will restrict my comments and objections to the proposed fenestration additions and alterations.

2. IMPORTANCE OF ANY FENESTRATION ALTERATIONS TO THIS BUILDING

This large 2 storey property overlooks and visually dominates the area to the west (rear) and south (side). That is because this area comprises of bungalows, and includes the only area designated on the East Preston Neighbourhood plan for this estate as an area of single storey properties (Character Area 3).

The properties surrounding the south (side) and west (rear) elevations to this property have particularly small narrow gardens, which for privacy reasons are very vulnerable to being overlooked from first-floor windows from the applicants' property. The normal fence heights are not sufficient to shield these sight lines and the narrow plots of the bungalows leave

insufficient room for an effective year-round greenery screen with which to try to protect windows and garden amenities from being overlooked

In the case of our own bungalow, at number 59 Manor Road, this bungalow is firmly in the sight lines of both elevations

It is relevant to note that original plans for a dormer-bungalow on our site overlooking the applicants' property and rear garden were rejected and that subsequently a one-floor bungalow was deemed acceptable and passed.

3. FENESTRATION ALTERATIONS TO THE (REAR) WEST ELEVATION

The applicants' house, previously significantly enlarged at the rear on a previous application bringing it nearer to other properties, has two first floor windows that closely overlook the bungalows at number 1 and 2 Appletrees' and 59 Manor Road.

Our own bungalow building at 59 Manor Road is at right angles (slightly acute) to the rear of the applicants' building, divided only by our narrow width garden and a driveway. Our plot does extend to be opposite the applicants' south (side)' elevation. Therefore, sight lines from the rear of the first-floor of the applicants' property are very significant in that they not only include the garden amenity but also the lounge and dining windows of our bungalow- property.

3a) Objection to the Installation of a Juliette Balcony

Currently the first-floor windows are standard bedroom windows where people do not sit and view neighbouring gardens and/or windows. However, the proposed Juliette balcony would encourage such use by its very design. There is also the added disadvantage of being able to lean out of such balconies to gain an increased view. In addition, the proposed large total width of this balcony is also of concern as this lends itself to a very elevated social-platform for entertaining.

- I submit this proposal seriously affects the adjoining properties rights to privacy and enjoyment of their amenities of homes and gardens and that the proposed introduction of a large Juliette Balcony be rejected in favour of a standard bedroom window.

3b) Objection to New Windows Starting Nearer to the Edges of the Side Elevations

The plans show two new windows on the rear elevation that are nearer to both side elevations than the existing windows. This would widen the viewing capability to

neighbours' properties, particularly for our bungalow at number 59 Manor Road, which is the closer of the two side properties.

- I submit that permission for any new windows should be granted on the condition that they are no nearer to the two neighbouring side properties than the existing bedroom windows.

4. FENESTRATION ALTERATIONS TO THE (SIDE) SOUTH ELEVATION

It is our understanding that new windows in an upper-floor side elevation are not permitted where there is a privacy issue, as in this case. Exceptions are made only if the windows are to be obscure-glazed and non-opening. The current plans do not reference or detail this requirement at all.

The proposed 2 new first-floor windows on this side elevation overlook both number 21 Upper Drive and number 59 Manor Road. Both proposed windows intrude on the residential amenity of privacy. In the case of our bungalow at 59 Manor Road, the sight line leads directly into the garden, dining room, and lounge. It is not helped that most westerly of the proposed windows also faces westerly giving the side elevation windows a more all-round view of the critical areas of our bungalow living rooms and garden.

Our bungalow was not built at the time of the extension to the applicants' property where a small window had been inserted, tucked slightly away from number 21 Upper Drive. However, this window has also recently become a privacy issue. This is owing to the applicants'/new owners removing by machinery all the substantial evergreen high shrubbery and roots alongside the southern edge of their building. This shrubbery was shielding the window view to both properties.

The plans show that this new windows proposal is part of the applicants' wish to reorganise the upstairs layout of four bedrooms. However, removing the privacy amenity for other residents from the side elevation should not be sacrificed for this internal design choice, particularly when other options such as Velux windows for the roof itself are available.

- I submit that the opening up of the side elevation to new windows should be rejected in order to protect the residential amenity of privacy.

----End of Submissions----