

Dear Mr Denton

31st May 2018

Application Reference:- FP/106/18/HH

Two storey rear extension & new front dormer roof window

29 Roundle Avenue, Felpham PO22 8LL

We refer to the above Planning Application and are writing to register our Objection to the proposed development. Our property, no. 31, is the neighbouring bungalow to the north-east of the Application site.

At the outset we would like to highlight that the north point on the Floorplan drawings is inconsistent with the one on the Location and Site Block Plan. Also, the Site Block Plan is considered to be misleading as it has only part of the "new two-storey rear extension" shaded in - the central two storey flat roof area has been excluded from this annotation.

We have a number of concerns about the overall design approach that has been taken, especially in respect of the scale, height, profile and siting of the additions. In our opinion, the proposal would be overly dominant and its various elements do not respect the style or proportions of the original dwellings in this part of Roundle Avenue. After discussing local distinctiveness, our letter focuses on the effects of the two-storey rear extension on our living conditions.

OUR CONCERNS REGARDING THE OVERALL DESIGN APPROACH

The Felpham Neighbourhood Plan highlights the fact that the Roundle Estate has a strong community feel. We agree with this statement and due to the circular grass verge here (as shown on the Location Plan), the frontage trees (some of which are protected by TPOs) and the low-level, modest bungalows that are set back from the road this part of Roundle Avenue benefits from a spacious quality.

The dwellings in the vicinity of no. 29 are bungalows of a similar design and whilst some have been extended over the years, the buildings are still

restrained in size and respect the original design. In particular, the hipped ends and gaps between neighbouring roofs are felt to be an important characteristic. This contributes to the pleasing sense of cohesion in the design and layout of Roundle Avenue as well as a pleasant openness to the street scene.

The proposed changes would alter the character and appearance of the bungalow considerably. The Application involves a significant extension at first floor level which would see the removal of the original roofline and its replacement with a central flat roof of substantial size. Its profile and massing would be an incongruous feature which would be overly prominent. It would be clearly seen from various viewpoints and the unsympathetic design would draw the eye to the roof - this would be to the detriment of this part of Roundle Avenue.

The proposal also results in the loss of the hipped end. This represents a further break in the uniformity of roof profiles in Roundle Avenue and would significantly reduce the sense of separation between the adjacent bungalow (us at no. 31), causing harm to the street scene. Having a double gabled bungalow would be out of keeping and we feel the hipped end should be retained.

We also feel that the proposed front dormer would not be in scale with the existing front elevation of the bungalow - wide cheeks are included and notably the addition would interrupt the eaves of the dwelling and be flush with the wall below. The horizontal weatherboarding would add further to its visual impact.

In summary the increased volume at first floor level would appear disproportionate in comparison to the restrained use of the roof space at neighbouring properties. In particular we are concerned that:-

- the proposal would result in two gable ends which is uncharacteristic and would involve the loss of an important visual gap
- the proposal introduces a large central flat roof which would be alien to the area

- the front dormer is large and wide and, as a result of it being flush with the main elevation, it would break the eaves line
- the contrast with the surrounding roofs, and the accumulation of the additions, would exacerbate the proposal's harmful impact
- the major re-configuration would be at odds with the existing pattern of development and the qualities which contribute to local distinctiveness.

The Government's Planning Practice Guidance note (PPG) on 'Design' confirms that the successful integration of all forms of new development with their surrounding context is an important design objective and that local building forms and details contribute to the distinctive qualities of a place. It states that distinctiveness is what often makes a place special and valued and relies on physical aspects such as the local pattern of plots, building forms, details and materials as well as style and vernacular.

From what we can see, other additions at roof level in this part of the Estate have not altered the original appearance so significantly as this proposal. The retention of original ridges and hipped ends has maintained the strong visual relationship between the buildings. In our opinion this proposal involves substantial additions at first floor level which do not reflect or respect local distinctiveness.

THE PROPOSAL WOULD CAUSE SIGNIFICANT HARM TO OUR RESIDENTIAL AMENITY AT NO. 31

Following on from the concerns above, our main Objection relates to the effect of the two-storey rear extension on our residential amenity. The extended footprint and additional bulk at no. 29 would project a significant distance in two directions and this is of particular relevance because:-

- our property is set much further forward / to the south-east than no. 29 (approximately 3m)
- we have primary habitable room windows in close proximity of the side elevation of no. 29 - on both our rear and side elevations

As a consequence of the above, the proposal would be intrusive and result in a significant loss of outlook, light and privacy.

Loss of outlook

In overlaying a tracing of the existing north-east elevation drawing over the equivalent proposed drawing it is clear to see that the amount of bulk at first floor level would be overbearing from our point of view. This change involves a new gable end with the introduction of a large central flat roof as well as a dormer which would be flush with the new rear elevation and nearly as high as the flat roof.

The central flat roof and new pitched roofslope would extend beyond the rear elevation of our bungalow for a considerable distance as confirmed by the Site Block Plan. The flat element would be wider than the flat roof of the garage at no. 29 at the height of the existing ridge. Also of particular note is that the entire new roofslope and dormer would be beyond the existing rear elevation of no. 29.

To us, these factors highlight the extent of the impact and the fact that the existing side elevation would fundamentally be subsumed by the two-storey rear extension. The proposal certainly isn't subordinate in scale and it has very little reference to the existing proportions of the bungalow.

The current visual gap, created by the hipped end at no. 29, would be totally lost and from the rear of our property the two-storey extension would have an oppressive impact. In particular it would severely reduce the enjoyment our rear garden - looming large over our patio / sitting out area and creating a sense of enclosure. As a result of its height, depth and bulk, the two-storey rear extension would result in a serious loss of outlook.

Loss of light

We are also concerned about a loss of both general daylight and direct sunlight reaching our property due to the excessive scale of the rear projection. As we are located to the north-east of no. 29 it is the afternoon and evening sunlight which would be affected.

We have a ground floor window on our side / south-west elevation which serves our sitting room. Whilst this is secondary to the bay window at the front, it does provide valuable light to the rear of the room, especially later in the day when the sun moves around to the rear. We also have a side rooflight above serving the rear part of our bedroom and the amount of light would be diminished in this room too.

However, our key concern regarding light relates to the rear elevation and our closest window which serves the kitchen. According to our own calculations the two-storey rear extension does not seem to adhere to the 45-degree test (in the horizontal and vertical plane). This 'rule of thumb' test substantiates our worries about the impact on this room and the patio / sitting out area adjacent to it.

Loss of privacy

We feel that loss privacy relates to noise and disturbance as well as overlooking and with this in mind we do feel that the position and proximity of the proposed bathroom window is un-neighbourly. Its exact position is not clear as the Proposed north-east elevation drawing is inconsistent with the Proposed First Floor Plan (and the door below it) but, in any event, it is shown with a hinge to the side and there is no confirmation that it would be obscure glazed. The relationship this would have with our property is considered to be unacceptable. With regard to this matter we note that there are two glazed areas on the proposed flat roof (to serve the landing and en-suite) and this could have been an option for the bathroom too.

Overall, we feel that the proposed development would not accord with the requirements of the National Planning Policy Framework (NPPF) because one of its core planning principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Our standard of amenity would be severely affected by this Application and we feel that the harm warrants a refusal in this case.

POLICY CONFLICTS

Taking all of above into account we consider that there are a number of conflicts with local Planning Policies and we have highlighted these below.

Saved Local Plan Policies

The Application is contrary to Saved Policies GEN7 and DEV19 of the Arun District Local Plan because these expect a high standard of design and layout in order to ensure that the quality of the environment is protected from harmful development. It is clear that the Council is keen to ensure that extensions to existing properties do not have an adverse effect on the street scene, amenities of adjoining properties or the character of an area.

Policy GEN7 deals with the form of new development and, in particular, we feel that there is conflict with the following criteria:-

(ii) the proposal does not respond positively to the identified characteristics of the area and does not respect and enhance local distinctiveness;

(iv) the proposal would have an unacceptable adverse impact on us as adjoining occupiers at no. 31

With regard to Policy DEV19 (residential extensions), we feel that:-

(i) the proposal does not sympathetically relate to, and is not visually integrated with, the existing building in siting, design, form and scale;

- (ii) the proposal is not visually subservient to the main building;
- (iii) the proposal would have an adverse overshadowing, overlooking and overbearing effect on the neighbouring property (us at no. 31);
- (v) the proposal compromises and disrupts the established spatial character and pattern of the street.

Neighbourhood Plan Policy

On a more local level, the objectives of the District Council are reinforced by the Felpham Neighbourhood Plan. Policy ESD1 (design of new development) is considered to be relevant and highlights the importance of new development being of a high quality design and contributing to local character by creating a sense of place appropriate to its location.

The proposed development at no. 29 would have an adverse effect on the appearance and character of the surrounding area and associated paragraph 8.1 explains this is an important requirement as the different parts of the Parish give rise to differing styles each with their own local strengths and weaknesses. We have discussed above the characteristics which are important to this part of Roundle Avenue.

Emerging Local Plan Policies

In addition to the above, we feel that the Application would fail to comply with the relevant criteria in Policies D DM1 and D DM4 of the emerging Arun Local Plan, which have similar design objectives to policies GEN7 and DEV19 respectively.

CONCLUSIONS

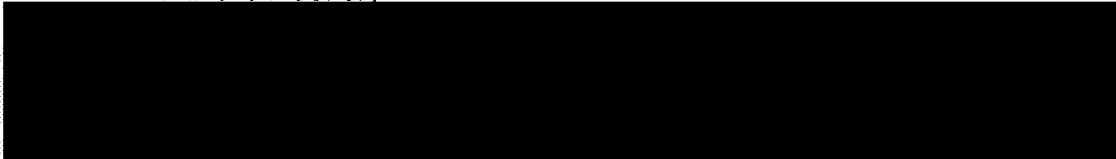
In conclusion, we feel that the proposed development would unduly harm our living conditions, as well as having an unacceptable effect on the character and appearance of Roundle Avenue.

In our view, the amount of additional accommodation which is being sought within the roof space at no. 29 is inappropriate for the bungalow. The plans confirm that the Applicant desires a total of four bedrooms and two bathrooms on the first floor within the roof. We would argue that there are instances where a given property cannot accommodate the aspiration of the occupants and we believe that this is the case here.

For all of the reasons discussed above, we feel a refusal of this proposal is justified. The cumulative impact of similar additions in Roundle Avenue would be particularly harmful and we feel that this is a valid concern that should be taken into account too.

Thank you for taking the time to consider our Objections and we trust you will be able to take all of them into account when assessing the Application.

Yours sincerely



Mr G A & Mrs G A Thomas

31 Roundle Avenue

Without prejudice to our Objections above, should the Application be approved we would like to request that a condition is imposed which would ensure that the proposed bathroom window on the north-east elevation is fitted with obscure glass (high level 4 / 5 on the Pilkington scale) and is fixed shut up to 1.7m above the finished floor level. The window shown on the plans does not include a high level opening. We would also like to request a condition which would require Permission for any other upper floor windows on the north-east elevation. These could serve the bedrooms and, as we understand it, the current 'permitted development' legislation does not specify a level of obscurity.