

5 Church House Mews
Felpham Road
Bognor Regis
West Sussex
PO22 7PH

Neil Crowther
Group Head of Planning
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

1st March 2022

Objection to Planning Application ref. FP/17/22/HH for 5 Limmer Lane, Felpham

Dear Mr Crowther

I refer to the above planning application and would like to make the following comments which are intended to be constructive.

The proposed design will radically increase the mass of the existing roof and the description of roof alterations as hip to gable extension, chimney and garage remodelling is not a fair description as to the extent of the works. The height of the existing wall to the west elevation is increased to the current eaves line before the new roof gable starts and the new roof ridge line is considerably extended. This creates a significantly enlarged roof volume and requires the already tall chimney to be heightened. Overall this design will have a detrimental visual impact to Waterloo Road and is at odds with protecting the scale of the Conservation Area particularly in this part of the village, and to the north will cast a shadow taking away light and dominate the properties in Church House Mews.

The existing garage with its shallow pitch is unassuming and the proposed extra width with pitched roof to above the height of the house gutter level and with reflective panels further contributes to the overall increase in building mass.

A reduction of the visual impact to both the north and south, and with very little effect on the proposed first floor plan could be achieved by replacing the new gable to the west elevation with a hip starting at the level of the existing eaves on the North and South elevations. This would still extend the existing ridge line but by much less and significantly reduce the overall roof mass and avoid heightening the chimney. The effect on the proposed new bedroom and bathroom behind the west elevation would be minimal making them the same as the existing bathroom and bedroom, and the resulting elevations would be consistent and in keeping with existing north and south elevations. A similar approach might be considered for the roof extension on the east side.

I request that this planning application is refused in its present form and consideration is given to the suggestion described above.

Yours faithfully
John Jennings RIBA (retired)

cc. Felpham Parish Council