

4 Church House Mews
Felpham Road
Bognor Regis
West Sussex
PO227PH

1 March 2022

To whom it may concern,

In reference to the planning application Ref: FP/17/22/HH, 5 Limmer Lane.

We wish to object to planning application FP/17/22/HH on multiple grounds.

Firstly, the proposed scale of development is very large, greatly increasing the height and volume of the main residential dwelling and the existing garage. A development of this scale does not seem in keeping with the conservation area and will adversely impact the surroundings from a visual perspective from Waterloo Road.

Secondly, the proposed new North and West elevations indicate alterations to the roofline that go beyond the 'hip to gable roof extension' listed on the application due to the proposed extension to the first-floor wall to the West of the property before the addition of the gable roof across to this point. The chimney also appears higher than the existing maximum roof-height. Combined, alterations of this scale to the first floor, the roof height and volume will cause the property to be obtrusive and overpowering to all 5 properties in Church House Mews.

Specifically in relation to No.4 Church House Mews, light will be severely compromised to our ground floor study as the only source of natural light is South facing. Light will also be taken away from our first-floor lounge, dining room, kitchen and balcony. The proposed extensions will also be oppressive in scale to all aforementioned rooms due to our limited outlook from a mid-terrace property.

Thirdly, the remodel of the garage will take the roof height beyond that of the existing guttering on the main house which will also be oppressive and cause overshadowing; particularly to ground floor study and garden. We would also express concern about the potential for glare from the solar panels into lounge, dining room and kitchen, particularly during the afternoons and in Winter months as PV panels can be highly reflective at low angle light.

We would request that this planning application be rejected as it stands. However, we would be open to alterations to the plans which would reduce the impact of the height and volume of the roof of the main house and garage so the buildings will not dominate the properties in Church House Mews and not block essential light into our home.

Yours Sincerely

Dr M Owen & Mrs R Owen