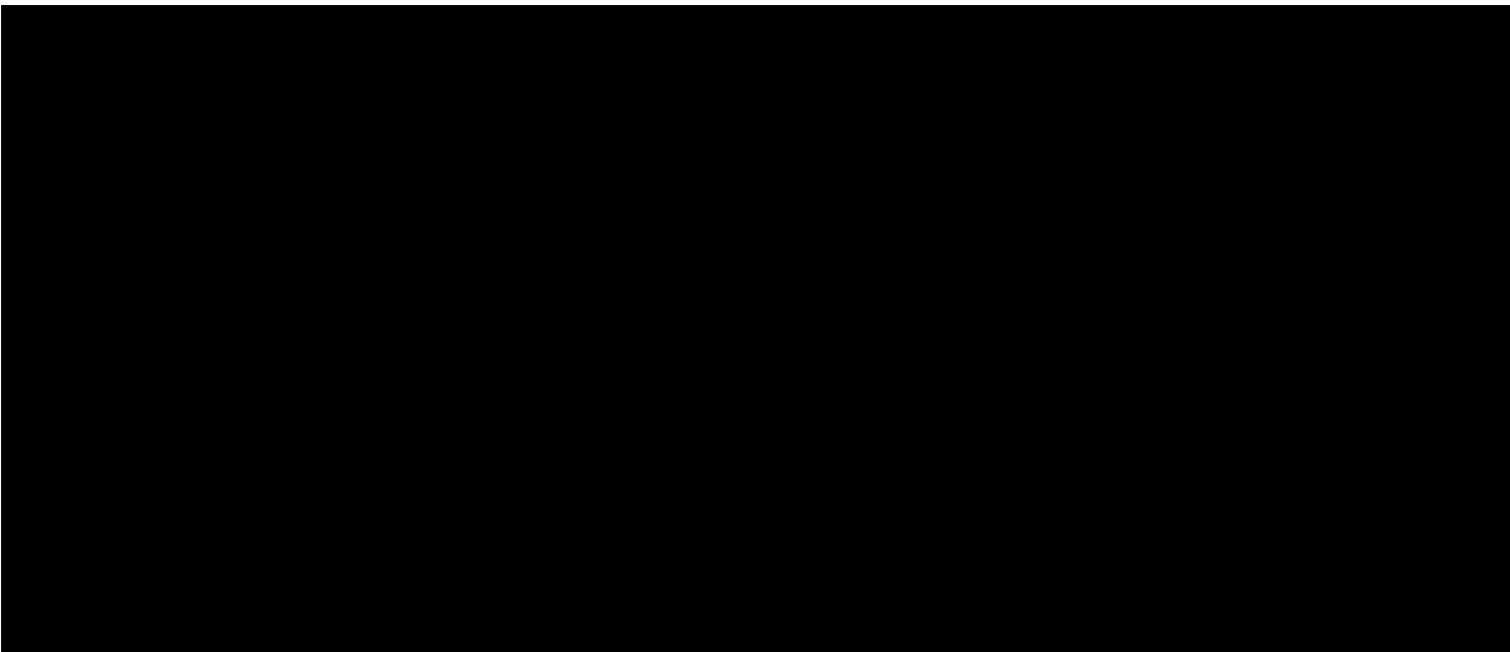




Sent: 03 October 2017 12:04

To: Mark Jones; Planning

Subject: Proposed Extensions to 5 Roundle Avenue, Felpham - Planning Application: FP/193/17/HH

Please find documents setting out our objections to the above Planning Application for property at 5 Roundle Avenue, Felpham for consideration by Arun District Council Planning Department.

Kind regards

Mr & Mrs G Robinson
15 Roundle Avenue
Felpham
PO22 8LQ



This e-mail and any attachments are intended for the addressee only and may be confidential. If you are not the intended recipient, please advise the sender as soon as practicable and delete the e-mail from the system. The University of Chichester is a company limited by guarantee, registered in England and Wales. Registration number 4740553. The registered office is College Lane, Chichester, West Sussex, PO19 6PE.

**15 Roundle Avenue
Felpham
Bognor Regis
West Sussex
PO22 8LQ**

3rd October 2017

Mr Mark Jones
Planning Officer
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

All Correspondence emailed to:

Mark.Jones@arun.gov.uk
Planning@arun.gov.uk



Dear Mr Jones

**Planning Application FP/193/17/HH
Proposed Extensions to property at 5 Roundle Avenue, Felpham**

In reference to the above application we are writing to put forward our objections to the proposals for the following reasons:

1. The proposed changes to the North elevation of the property show two dormer windows both of which face directly into the rear of our property and as a result of which we feel that this proposal is 'un-neighbourly'. If this planning application is approved it will mean that the privacy to our rear garden is greatly compromised. Our rear garden is particularly enjoyed due to its privacy and seclusion and this will be lost if this proposal is approved.
2. The proposed extensions to the whole property itself are extensive and are not in keeping with the surrounding properties which although includes a mix of well established, similarly designed, houses, chalets and bungalows are not in any way sympathetic to the design and general appearance of any other property on this area of the Roundle Estate. The proposal is out of character and out of keeping by way of height, mass and bulk. Whilst other properties that have been extended have been done so in a way that is much more in keeping with the vernacular of existing properties within the estate and therefore enable them to blend in in a more considerate way, ensuring the retention of character and ambience of the Roundle Estate, both by way of design and materials used. This proposal does not contribute to the ambience and street scenes within the immediate vicinity.

3. The property at 5 Roundle Avenue in its current state is aesthetically pleasing and sits well in its current position. Whilst we are sure that it would benefit from updating, it does not lend itself to the extent of the proposed extensions which will create a vast property completely out of character with others in the road which are all of a similar traditional style and build.
4. The height and bulk of the rear extension will take out the skyline view that is part of the appeal of the Roundle Estate and its open sky views which are enjoyed by all of the neighbouring residents.
5. The overall 'foot print' of the proposed property will almost completely close up the area between the property and the neighbouring property to the south side. This would not be complimentary to the scenic value of Roundle Avenue and does not represent a property in keeping with the appeal of space and privacy enjoyed on this rather unique estate.
6. As per our email correspondence with yourself (which has since been copied to the main Planning email address) we would like ADC to provide more information regarding the height of the dormers to the North elevation and would ask whether the internal height of the eills will prevent overlooking to the rear of neighbouring properties. If this is not the case then there should be a condition that both of these windows must at the very least be fitted with obscured glass. A copy of this email correspondence is attached.

We have enclosed photos which show the north elevation of the existing property which show the property in its current form, which we feel are representative of the concerns regarding privacy to both our property and other neighbours and may give some indication of the size of the area that is proposed to be redeveloped.

We have copied this letter and attachments to the Felpham District Council for sharing with the District Councillor and for discussion at their planning committee meeting, the date of which has not been confirmed to us at present.

We look forward to hearing further from you.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

Mr & Mrs G Robinson

Encl

Recent email correspondence
Scanned Photograph views

From: Sharon Robinson [REDACTED]
Sent: 29 September 2017 14:05
To: Mark Jones; Planning
Subject: RE: Planning Application FP/193/17/HH

Dear Mr Jones

Thank you for your telephone call which was appreciated.

I am uncertain about your explanation that at this early stage in the process it would not be feasible for the applicant to provide such measurements, however I would just like it put on record that the cill height to both of the dormers on the north elevation is material to this application and any objections, therefore we would need these measurements provided as they cannot be scaled from the drawings that have been published on the planning portal of your web site

Please could you let me know when these measurements can be provided by the applicant as it is material to our objection. I would ask that you also just let me know why it would not be of interest at this point in the process as there is no 'next stage' – the proposals as advertised are either approved or not?. If approved it would be too late to make any further representation. I would also like to place on record that if the cill heights were in a position that allowed overlooking by someone of average height then a condition be imposed requiring obscured glass to protect my property from being overlooked. If the applicant does supply drawing's which show the cill height please ensure these are added to the planning portal and that I am informed.

I will also make this point in my comments when I send them to yourself, Arun District Council Planning and to Felpham Parish Council hopefully early next week.

Kind regards

Sharon Robinson

From: Sharon Robinson
Sent: 29 September 2017 10:50
To: 'Mark Jones' <Mark.Jones@arun.gov.uk>
Subject: RE: Planning Application FP/193/17/HH

Dear Mr Jones

Thank you for your response to my email. I note your comments regarding the location plans.

With regard to the cill height, it is the interior measurement that we need please, externally this doesn't seem to be high enough and I would ask that this point be clarified so that I am able to raise this within my comments. I would ask that you request that the applicant provides the scaled height of the internal cill on the north dormer. I am aware that it would need to be 1.8m above the floor to prevent overlooking, alternatively it may need to be designed more as a 'slit' which design wise would fit in much more with the houses on the estate.

Many thanks for your assistance with this.

Kind Regards

Sharon Robinson

From: Mark Jones [<mailto:Mark.Jones@arun.gov.uk>]

Sent: 29 September 2017 09:50

To: Sharon Robinson [REDACTED]

Subject: RE: Planning Application FP/193/17/HH

Dear Ms Robinson

Thank you for your email.

I have looked at my file and the online system and all the required plans are online. These show a site plan marked red in outline, block plan, existing floorplans and elevations and proposed floorplans and elevations. I note that the side extension has been hatched red for some reason and also shown as red on the other plan but there is no requirement to show, on proposed plans, the additions as coloured in. We are aware of the full scale of the development and will be making a decision on the scheme as a whole.

The submitted plans are to scale and as such the height of the dormers and their cill can be obtained from the plans, the thick black line would be ground level. At present my initial calculation is exterior cill height is approximately 3.8m high. However, this will be assessed further when detailed consideration of the application is undertaken at the end of the consultation period.

Any representations should be emailed to me but I would also suggest they are copied to planning@arun.gov.uk and they will then be uploaded onto website quicker.

I am the case officer for the application but we would not be attending the Parish Council meeting, this matter may be discussed by them under their usual procedures which I am sure if needed the Clerk will be able to assist.

I hope this helps with your queries but please do not hesitate to contact me if you have any further queries

Regards

Mark Jones

From: Sharon Robinson [REDACTED]

Sent: 28 September 2017 11:11

To: Mark Jones

Subject: Planning Application FP/193/17/HH

Dear Mr Jones

In reference to the above application:

- From the information on the ADC website I can only see the proposals etched in red on the south side of the property from the location plan which does not match the floorplans that are available for this application - maybe it is just that I have not found them on the site but I cannot see any location plan that shows the development on any other side – particularly the north side
- How do I find out the height of the dormers to the North side of the property, in particular the window cill height of the two north elevation windows and do they prevent a 'normal' height person looking out directly into two neighbouring properties

I will be making comments regarding the above application at 5 Roundle Avenue, Felpham but at the moment would just be grateful if you could answer these two points for me.

Would you also be able to just confirm if you are happy to accept a letter of comments together with photographic evidence to your email address and whether it would be yourself who would attend any parish council planning meetings?

Many thanks for your help with this.

[Redacted signature]

Kind regards

Sharon Robinson
15 Roundle Avenue

This e-mail and any attachments are intended for the addressee only and may be confidential. If you are not the intended recipient, please advise the sender as soon as practicable and delete the e-mail from the system. The University of Chichester is a company limited by guarantee, registered in England and Wales. Registration number 4740553. The registered office is College Lane, Chichester, West Sussex, PO19 6PE.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Planning Application

FP /193/17/HH

5 Roundle Avenue

