

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 06 October 2017 17:58
To: Planning.Responses; Planning Scanning
Subject: FW:
Attachments: OsbornSmith FP19317HH.docx

Rep on FP/193/17/HH

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

Sent: 06 October 2017 17:55

To: Mark Jones; Planning

Subject:

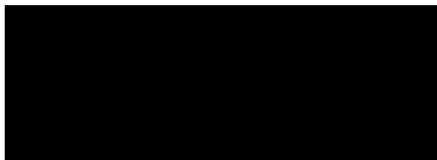
Sent from Mail for Windows 10

11 Roundle Avenue
Felpham
Bognor Regis
West Sussex
PO22 8LQ

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

4th October 2017

All Correspondence emailed to:



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. Loss of Natural Light

Further to the above Planning Application to increase the size and design from a 1-2 bedroomed bungalow to a 4 bedroomed house, we would object, primarily on the basis of the dramatically reduced daylight caused by the increase in size and mass. The loss of skyline and views, together with the much reduced and very important privacy aspect, which would mean that a specialised sun-room 5.5m xc 2.5m will be directly overlooked.

Furthermore, our house has, over the last 50+ years that we have owned and lived in it, been designed to maximise the benefits of sunshine and attractive gardens. This structure, as shown on the plan, will radically reduce such opportunities.

2. Plan

The plan submitted has 2 'proposed ground floor plans'. Obviously, the one on the right should have read 'proposed first floor plan'.

The plan shows bedroom 4 on the ground floor with windows directly facing continuous 'floor to ceiling' double glazing. This is also the case with the north facing window in the living room, although, in this case, the window is 1.8m further away. The first floor appears to propose building over this space. This indicates that the first floor will go beyond our building line with an unacceptable intrusion upon our privacy.

The current plan shows a bathroom, on the ground floor, with bath, shower, washbasin and TOILET leading directly from the kitchen. This seems unhygienic!

It may well be worthwhile to draw your attention to the fact that when No.9 Roundle Avenue was redesigned, the overall height was restricted to one and a half times total the height of the original building.

3. Design

General observations are: that the extension will render the property at No.5 Roundle Avenue, totally incompatible with the styles and sizes of nearby nos: 1, 3, 7, 9, 11 and 15 – all of which, at this moment in time, reflect the pastoral tenure of the Roundle Estate.

In an effort to avoid absolute negativity, the new design of front (East elevation) and back (West elevation) would be much more in keeping with existing buildings WITHOUT the 'boxed' appearance of the 'dormer' additions on the North and South elevations. (Use of Velux instead would compensate and allow additional daylight to the occupants).

We look forward to hearing from you.

Yours sincerely,

Mr & Mrs J Osborn-Smith

