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25th November 2020

Russell and Alys Lewis
2 Culver Road
Felpham
PO22 7EF

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/197/20/HH
Site Address: 15 Blakes Road Felpham PO22 7EE
Description of works: Two storey extension to front elevation, extension over rear terrace, single storey side and rear extension and loft conversion with rear dormer window and two front facing dormer windows. Rear facing roof terrace. Alterations to the vehicular access

Thank you for your internet representation made on 24th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31583

We write as immediate neighbours, at 2 Culver Road (to the north of the above property), to object to the proposed alterations and extensions. We believe they would be detrimental to the enjoyment of our amenity as follows:

1. Layout

The application drawings show clearly that our house and its garden are immediately north of number 15 Blake's Road and very close to its boundary. This means that the relationship of the proposed extensions and their effect on our home are likely to be extremely detrimental due to the proximity of number 15.

2. Overshadowing

The proposal includes the raising of the main pitched roof and alteration/extension of the flank walls close to the boundary of our property. The changes would be overbearing and affect the outlook from our existing rear living room windows and garden area. This would be particularly evident because number 15 is due south of us and would cut out sunlight, especially in the winter months when the sun is lower in the sky.

3. Overlooking / loss of privacy

The proposed north elevation of number 15, located only about one metre from the side boundary of our property and 2 metres from our bay extension, has an effective height of three storeys (number 15 is two storeys high with a steep pitched roof). It would therefore not only cut off more of the sunlight reaching our windows, which are living rooms and bedrooms, and garden, but would result in potential overlooking. The

proposed extension has a large "green roof garden" at first floor level; although there is a suggestion that there would be screen planting, it is not clear how this would be maintained and whether it would include evergreen shrubs or similar. In addition this screen planting would be likely to grow up and considerably worsen the open aspect and sunlight that we have from the south, giving an oppressive sense of enclosure. We object strongly to the inclusion of a roof garden (which is likely to be used for parties or other noisy activities) so close to our property, particularly when it seems unnecessary when number 15 already has a large garden at ground level. The development plans that have been submitted also show a new first-floor bathroom window directly overlooking our property, which we note would be obscured and fixed shut, although a sense of overlooking will remain.

4. Visual amenity

The Design and Access Statement submitted with the application states "- views from nearby properties and light currently experienced by neighbouring properties remain largely unchanged", but this is not strictly true. The statement adds: "The windows do not face directly onto any nearby properties and as such it is not considered to result in adverse overlooking" but there will be some oblique views into our neighbour's garden and over our own property. Furthermore, the houses here are relatively close together and those in Culver Road (and on the other side of Blake's Road) are smaller in scale so that the impact on surrounding houses, and especially our own house and garden, of enlarging what is already a very substantial property, is a material consideration.

In summary, the alterations at number 15 Blake's Road as proposed would cause harm to the existing amenity of our house and garden; overshadow and overlook our property at the rear; and, being located very close to our boundary at an excessive height, worsen an already overbearing sense of enclosure, with likely additional noise to the quiet enjoyment of our accommodation. For these reasons we wish to oppose this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the

Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.