

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 November 2020 10:00
To: Planning Scanning
Subject: FW: Reference No.FP/197/20/HH Proposed Development at 15 Blake's Road, Bognor Regis PO22 7EE

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 November 2020 09:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Reference No.FP/197/20/HH Proposed Development at 15 Blake's Road, Bognor Regis PO22 7EE

Please upload as rep letter for FP/197/20/HH

Amber Willard
Planning Officer

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From: Alys Lewis [REDACTED]
Sent: 24 November 2020 09:31
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Reference No.FP/197/20/HH Proposed Development at 15 Blake's Road, Bognor Regis PO22 7EE

Dear Ms. Willard,

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 (see attached photographs). 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 [dormer] 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.

Yours sincerely,

Russell and Alys Lewis

2 Culver Road, Felpham PO22 7EF







