

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 08:47
To: Planning Scanning
Subject: FW: FP/197/20/11
Attachments: Response to Objections from 2 Culver Road.pdf

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Save the environment - think before you print.

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 27 November 2020 07:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FP/197/20/11

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From: Peter Charon [REDACTED]
Sent: 26 November 2020 22:42
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: 'Tom' [REDACTED]
Subject: FP/197/20/11

Dear Miss Willard,

Planning Application No FP/197.20/HH
15 Blakes Road – Felpham PO22 7EE

Please see attached email – Response to Objections from 2 Culver Road.

Kind regards.

Peter and Susan Charon
Applicants

Response to Objections Submitted by the Adjoining Neighbour at 2 Culver Road

1. Layout

2 Culver Road is indeed to the north of 15 Blakes Road. This is a matter of simple geography.

2. Overshadowing

The raising of the ridge will not in our view make any difference to the current position. There is clear daylight to the west of our building when viewed from the ground floor room with the leaded windows shown in Photo A below. This will not be affected by any of our proposals.

3. Overlooking

The distance from the north elevation of 15 Blakes Road is not about 1 meter from the boundary fence with Culver Road. It is approaching 3m. See Photo F below. From observation from the temporary scaffolding on the same north elevation (erected to carry out cavity wall tie repairs) a number of additional photographs could be taken – Photos A – E.

By reference to photo F, it can be seen that there is little or no planting / hedgerow planted along our side of the boundary. There is very considerable, tall, dense foliage all growing from the neighbours side of the fence. Photo B shows the proximity of the neighbours' ground floor conservatory (a non-habitable room) to this planting; as it is so dense it is impossible to accurately state the distance from the boundary fence to the edge of the conservatory but it is at least 1 – 1.5 metres – making the overall distance closer to 4m than the 2m stated in the objection.

It is clearly a decision for the neighbour but they could very easily cut this massive planting back which in turn would allow far more light to enter into their conservatory – an issue which they are evidently so vexed by in terms of our own proposals.

In terms of the distance to the main south facing elevation of the neighbour's house by reference to photos A and G, this must be approaching 10m. As stated above we cannot accept that our proposals will affect the light coming into the leaded window – which is presumably by choice, a rather narrow rectangular shape, with lead, all of which will act to restrict daylight entering into the room rather than enhance it.

Our neighbours assert that our proposed single storey rear extension would result in potential overlooking. The opposite is true. It is our neighbours who currently enjoy uninterrupted views directly into our garden. Refer to photos I and J. The neighbours have 2 rear windows, which cannot be seen in the photos because they are screened by the eaves of their house protruding by approx. 300mm. We cannot see those windows from our house, but the neighbours can look straight into our patio and garden beyond. We are entitled to our privacy yet currently we are overlooked from all sides.

In relation to the proposed roof garden the plans clearly show that any planting / screening to provide mutual privacy will be maintained at a maximum height of 1.7m. We have not yet decided on the type or species, evergreen or not. We have no objection to a planning condition to maintain the height to a maximum of 1.7m. The proposed screening will be at a

distance of between approx. 4/5m at its nearest point to the non-habitable conservatory and 9/10m away at its' farthest. None of our proposals will affect any daylight into the 2 rear facing habitable rooms as they are only single storey.

How the neighbours can assert that the proposed roof garden is "likely to be used for parties and other noisy activities" is completely beyond us. No further comment is required in this regard as it is clearly not a material planning matter.

The "new first-floor bathroom" is no such thing. It is a WC / cloakroom. It is proposed to have a small window with opaque glass and a small top-hung opening window for fresh air at a height above a fixed pane of glass of 1.7m in height. The neighbours object to this as it will "create a sense of overlooking". From a WC?

The neighbours' summary refers to "an already overbearing sense of enclosure". If that is true, it is hardly of our making. Our house which has stood empty for more than 2 years and is in dire need of complete renovation has nonetheless been in existence since the 1930's. We very much doubt that the neighbour's ground floor conservatory has been there for that long. Relative to the overall plot size it is a large extension, but if there is an already overbearing sense of enclosure why haven't the owners cut back well over 1m of dense planting that they have allowed to grow both inwards towards their conservatory and upwards to the point where it is clearly causing a significant loss of light to the south facing windows. This is the current position and we fail to see how any of our proposals will exacerbate the situation when the neighbours could very easily ameliorate it themselves if they chose to. They very recently arranged for the hedge between their garden and their neighbours at 4 Culver Road to be significantly cut down. One wonders why they did not take the opportunity to do the same on the boundary with us.

The fact that we "already have a large garden" is not a material planning matter. We are not proposing to increase the size of the garden, rather the opposite in order to reduce the future maintenance. That is why we are proposing a roof garden which can be sustainable, green and easy to manage.

We understand of course that some people do not like change of any kind. We consulted with all of our neighbours about our plans, including the owners of 2 and 4 Culver Road. We were naturally delighted to read the comments in support of our application from the neighbour directly opposite in Blakes Road. We received a positive response by way of an email from the neighbours at 4 Culver Road within which they made one request – for us to improve the planting / screening between our respective properties once again in order to provide mutual privacy. This has already been partially achieved and there is yet more we wish to carry out. We cannot say whether, in trying to accommodate the wishes of one neighbour we have somehow caused upset to another. That was not our intention.

Naturally we support our own Application

Peter and Susan Charon
15 Blakes Road
Felpham



Photo A



Photo B

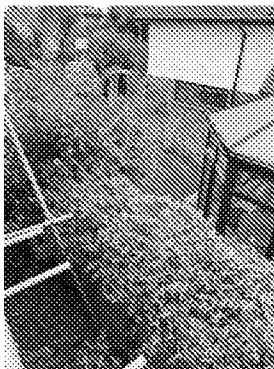


Photo C



Photo D



Photo E

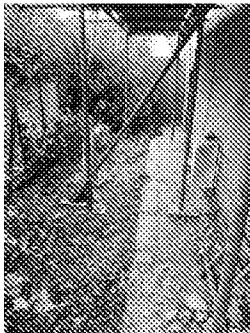


Photo F

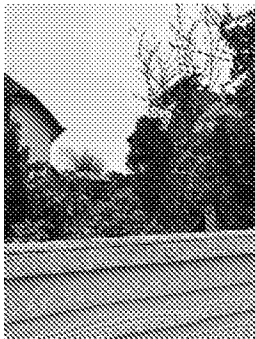


Photo G

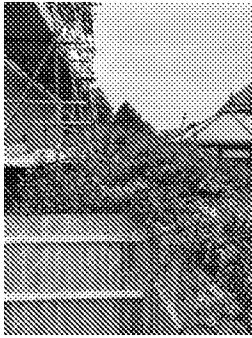


Photo H



Photo I



Photo J