STEPHEN JUPP

BA(Hons), LLM, MRTPI

CHARTERED
TOWN PLANNER

Planning and Building Control Division
Arun District Council
Maltravers Street
Littlehampton

[redacted]

Friday, 08 November 2013

Dear Sir/Madam:

Re: Verona, Outram Road, Felpham, PO22 7AL

Two storey rear extension; front first floor balcony and front dormer. Extend party wall through slate roof.

I write in connection with the above case and have the pleasure of enclosing my clients' householder planning application.

The intention is to demolish the existing single storey rear extension and construct a replacement two storey rear extension with a gabled roof which will provide an enlarged loft room. To the front the existing front bay will have its pitched roof removed and a balcony inserted. Additional a dormer will be provided, also with a balcony area.

In design terms the two storey extension, being located to the rear of the property, will have no impact upon the visual amenities of the street scene.

There will be no impact on the neighbour to the east due to the fact that the extension respects the 45 degree rule and has a section cut off.

To the front the proposed works - first floor balcony and roof dormer with balcony reflect development permitted at Seacroft - 3 doors down - planning permission FP/121/11 refers.

Finally it is proposed to extend the internal party wall within the roof space up through the slate roof tiles in order to improve fire safety. This treatment reflects a traditional way of fire protection. Notice No 1 has been served on the neighbour at The Homestead.

PARTNERS:

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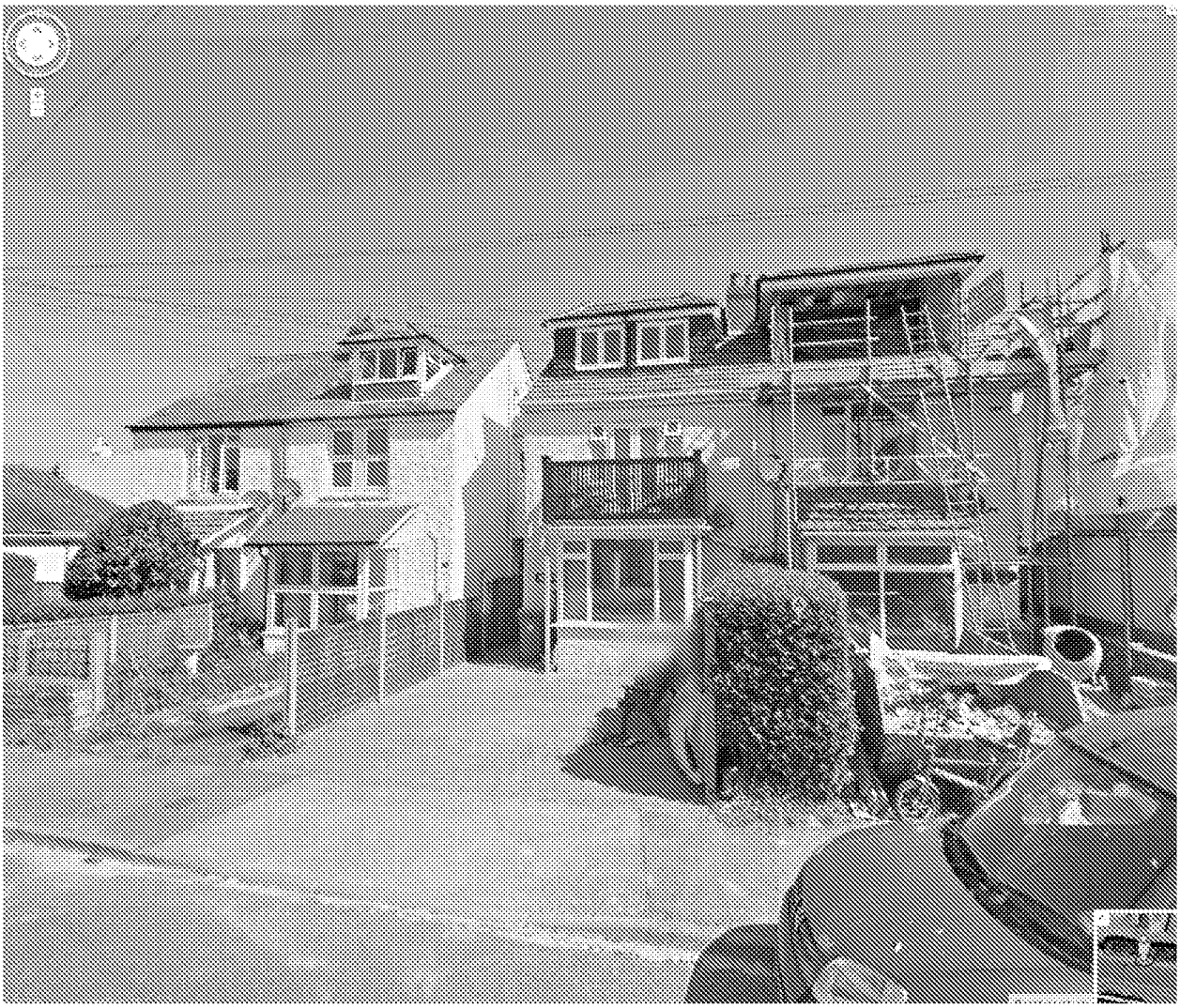
ARUN DISTRICT COUNCIL FP/208/13/



View looking towards rear elevations of Verona and The Homesteads



View looking towards rear elevation of Seacroft showing gabled roof works and party wall



Google StreetView of all four properties – Verona on far left and Seacroft on far right

With regard to planning policy, DEV19 is relevant since it relates to 'Extensions to Existing Residential Buildings'. It states that permission will be granted provided that five criteria are met. These include:

(i) The extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
(ii) The extension is visually subservient to the main building;
(iii) The extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

In respect of these criterion I submit the following judgements:

i. The extension – by virtue of the materials, design and detailing – IS sympathetic and visually integrated to the existing building;

ii. The extension -being to the rear - is visually subservient to the main building;
iii. There will be no overlooking or overshadowing of neighbouring properties. The 45 degree rule in respected.

For the detailed reasons set out in this letter, it is my professional judgement that the application is acceptable on all counts and I therefore trust that officer support will be forthcoming.

However, can I ask that if there are any queries concerning the applications that the case officer, prior to any formal recommendation being formulated, contacts me?

Yours sincerely,

[redacted]

STEPHEN JUPP
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Chartered Town Planner