

Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to www.arun.gov.uk/planning

From: Andrew Assinder [REDACTED]
Sent: 29 April 2021 14:13
To: Richard Sherman <Richard.Sherman@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Cc: AA Home [REDACTED]
Subject: FP/58/21/HH Planning Application - Comments

For the Attention of Mr Richard Sherman, Case Officer

Dear Mr Sherman,

as you advised earlier this week, I am submitting Comments regarding the above Planning Application by email, as I was unable to contain them to the 3880 characters permitted on the web portal.

I have attached a Word document, and various illustration and photographs as pdf files. I am sending all the files, having reduced the file size some of the photographs. The email is just under 10Mb now. If you require the full size versions of the photographs please let me know.

I would ask that you can confirm receipt of them all.
In total there are one Word document and ten pdf files, (five figures and five photographs).

I apologise for the detail of these comments, but I am sure you will appreciate the importance to us of having our objection heard and understood. Knowledge of the particular effecting aspects of the detail of the proposed building works as has been distressing to us, but we feel with recognition it can be resolved to meet all requirements.

Much of the attached detail and description would be superseded by a site visit.

Thank you for your help, I look forward to confirmation the files have been received by you.

Best regards,

Andy Assinder

Andy Assinder



Dear Sirs, FAO Arun Planning Department and Mr Richard Sherman

with regard to the above planning application, the following are our comments. Though we have very strong objections to the proposed balcony, we also propose acceptable alternatives in a spirit of constructiveness and without detriment to the rear extension and larger porch.

Our objections to this application are primarily against the unacceptable violation of our privacy from the previously impossible viewing position of the platform which will be provided by the proposed large front balcony, and the further reduction of our right to light and views from windows on our west elevation caused by this balcony extension. Also there are errors in the application and the plans contravene existing covenants on extensions with SEMCO, the Managing company of the Summerley Estate, of which we are all shareholders and subject to the agreed policies.

The following is to provide objective detail of the objection and acceptable alternatives.

There are also photographs and marked up drawings which clearly demonstrate the main issues emailed with this document. There is a warm invitation to visit us at no 47, when the issues become self-explanatory.

Outline:

- Unfortunately there was no consultation prior to the plans being made and submitted.
- Our house, no 47, was built in 1936 and, as with all houses on the Summerley estate, is unique in its design, which was tailored to its position and orientation. A major feature is that there are numerous and large windows on all elevations, creating a bright airy home. To the west elevation there is a full height feature landing window, and windows for the kitchen, cloakroom and bedroom. All external windows are clear glass as they have never been overlooked.
- No 45 as originally built, only slightly later, although only approximately 3m to the west of no 47, did not impact in a major way on the views and light of the west windows due to its own original design, and the orientation and staggering of numbers 47, 45, 43 and 41 all being placed at an acute rather than right angle to Crossbush road, so providing added light and privacy and openness to the southwest for all the houses, please see Fig 2;
- Since we have owned no 47, there have been three major external extensions of number 45, all on the east elevation facing us. Two ground floor, and one first floor. Please refer to the annotated East Elevation drawing Fig.1. All have impacted on our right to light; the first floor 2010 extension severely so to our kitchen and a bedroom, as did the 1996 garage extension to our kitchen and cloakroom. It should be noted that the 2010 planning approval said no site visit had been needed or made, and that there was no impact on neighbouring houses, which was not true. I was working overseas some of that year and did not see the planning application in time to make any comments;
- This application will be the fourth major external extension to no 45, excluding the addition of the conservatory.
- The front modifications and building of a balcony would be on top of the previous forward extension to the garage (major extension two), when part of the internal garage was converted into living space. This was in front of the original building line, and blocked light and view to our kitchen and cloakroom.
- Each of the prior three extensions has certainly permanently reduced the amenity, light and ultimately financial value of our property. The proposed balcony would significantly further add to these reductions, while not adding to the quality of living in no 45, but fundamentally it would be an unacceptable invasion of the privacy inside our house. While we understand the wants and needs of a growing family as the reason for the extension works internally and externally, a balcony is difficult to rationalise in this context.

Privacy:

- the proposed front balcony would provide a first floor height viewing platform just over three metres distant towards no 47 spanning from the northeast to southeast directions, giving sight into the kitchen, cloakroom, bedroom and especially the full height landing feature window. These windows are all glazed with clear glass as since the house was built they have never been overlooked. The balcony structure and false roof would block the only remaining skylight into these west facing windows. Please refer to Fig 3 showing the balcony view point and our landing window sightline. It is hoped that the essence of the problem is evident in this figure. The balcony view to the southeast also becomes more intrusive than existing windows into the enclosed front garden, but this is a lesser concern.
- A pertinent fact - In 2012 we lost what had been a private rear garden when a front balcony was developed during massive rebuilding and extension works on no 7 Wansford Way. The owners now have a clear view into our rear garden and conservatory. We had agreed not to object to the rebuild based on a promise that a full height obscuring glass screen would be included, This never happened. We now feel intimidated in our own garden, so the potential for further privacy intrusion into several rooms of our house is very distressing.

Right of Light:

- the feeling of openness and available light was greatly reduced by the previous three extensions, all creating new walls facing the four above mentioned rooms. The biggest impact was to the Kitchen window, which originally had significant natural and skylight visible. This is naturally one of the most used rooms in the house.
- The remaining 'rectangle' of non-house natural view from the Kitchen, cloakroom and especially the landing window will be blocked by the proposed front balcony structure. This and the Privacy issue are unacceptable to us, reducing our quality of life in the house, and the value also.

Covenants:

-this is a private estate and all residents are shareholders in the managing company, SEMCO. There is a Planning and Building Policy in force agreed with all shareholders which includes the following requirements for building and extension work:

" Criteria: ^[17]_[SEP] The criteria to be used by SEMCO in reviewing the acceptability or otherwise of a proposed building or extension are that it: ^[17]_[SEP]

1. Should not extend in front of the existing building line. ^[17]_[SEP]
2. Should not be closer than 1.2 metres from any boundary. ^[17]_[SEP]
3. Should adhere to the minimum distances for principal windows stipulated in ADC Standards, ^[17]_[SEP] whether or not these have been imposed by ADC for the development concerned. ^[17]_[SEP]
4. In the case of an extension, should not exceed the height of the existing building. ^[17]_[SEP]
5. Conforms to the aesthetics and streetscape of the surrounding street(s). "

-The east wall of no 45 is only 1,1m from the boundary, therefore the eastern false roof and screening as drawn will be less than 1,2m, and the false roof overhang will be less than 1,0m.

-The aesthetics and streetscape of the Summerley Estate is a predominantly 1930s-50s marine garden estate.

The Application detail

- Generally in the application there is very little reference to the front balcony, it is not mentioned in the introduction, (1.01), seeming almost downplayed;
- In 7.0 of the Planning Design and Access statement, there is no reference or consideration of any impact the front balcony and flat roof obscuring tiled crown roof will have on neighbours or the streetscape and aesthetics of Crossbush Road; In fact, it states the extension will be rendered and white to match the existing look. In reality, this long partial 'crown' roof and very large balcony will have a major impact on the appearance, and be out of character, and made more prominent by the already fully paved front garden, now a parking area. Certainly not 'blending in with the existing structure' as stated for the rear extension.
- The use of cladding to make houses 'more modern' is questionable against conforming *to the aesthetics and streetscape of the surrounding street(s)*
- It is inferred that the extension will enable parts of the house to be more suitable for regular daily occupation by a growing family, this justification cannot be used for a large front balcony;
- It is not mentioned in the application that this house was originally a three bedroom house with integral garage, and has already been extended multiple times, with extensions on extensions. Now the garage extension is being extended on by the large balcony. The character of this house is incrementally changing more and more out of character with the local streetscape. The application's front elevation photograph shows how prominent the front extended garage is already. The 'Crown tiled' roof, balcony and enlarged porch will entirely change the presence of the house to the road view even further from the local aesthetics;
- Importantly, 4.02 infers that the majority of houses in the road have been extended including conservatories and/or south facing balconies. **This is simply not true.** There is no point referring to conservatories, as no 45's is being demolished. But more importantly it must be recognised that in this section of Crossbush Road, nos 1 – 47, only one house has a walk on balcony, (which doesn't intrude into other properties privacy or light), and one house has two Juliette balcony front windows.
- The seafront properties, as would be expected, have a higher proportion of south facing, and non-intrusive, balconies where there is a view and openness to be enjoyed;
- In the application "Section 22 Site Visit", it is stated that there is no public access for site visits. In fact Crossbush Road has a Public Footpath running along it at this location.
- The Drawing 1475-P004, First Floor plans, has omitted the crown tiled roof overhang to the east, which would show that it extends to under 1 m from the east boundary, significantly less than the 1,2m SEMCO policy requirements;
- At no 47 there is a covenanted 15ft building line inside the boundary, it would be expected that no 45 has a similar covenant to the front of the original house, which is not referred to in this application.

Summary;

- These comments are not to raise any objection to the rear single storey and porch extension, which surely, as stated, is the essence of the project to enable the enhanced amenity value for a growing family in no 45, (although the compliance with the SEMCO 1,2m boundary requirement needs to be reconciled);
- The proposed balcony and crown roof structure to the front is peripheral to this main purpose, primarily decorative in nature, and not necessary at all to fulfil the primary project, but unacceptably damaging to no 47; The balcony only provides views of the road and adjacent houses, and into our house, there is no sea or coastal view;
- We raise the strongest objection to the front balcony and crown tiled partial roof structure on the grounds of the impact to our right to natural light and privacy. Our right to light has already been significantly reduced by the previous extensions to no 45. This latest proposal blocks the light and remaining views to the south west and

will totally remove any feeling of privacy in three rooms and the landing in our house. This is unacceptable to us.

- We also do not believe that the major changes to the front elevation are in keeping with the character and aesthetics of the road and Estate;
- We are concerned about the incremental extensions;
- It is not the norm, as inferred in the application, to have south facing balconies in this length of Crossbush Road. The fact is that it is the norm that 96% of the houses do not have either a walk on or Juliette balcony. The sea facing properties on this estate are where the predominant number of balconies are to be found, all of which are structured not to invade neighbours' light and privacy.
- There are certainly alternative acceptable ways to achieve the facility of a balcony to the front of the house while not encroaching into the sightline from our landing window, and therefore not encroaching on our right to light and privacy, such as Juliette balconies to the front windows, or a more shallow balcony at the western end of the south elevation, either supported by the porch and vertical post(s) or by extending the new porch further west, all behind the sightline as shown on the marked up plan view Fig 4.
- A major benefit of Juliette balconies or a western balcony is that it would then engage with the Master bedroom, not the second bedroom as proposed. See Fig 5
- Several photographs are attached to show the views which would be impacted by the front balcony structure, and we would be more than happy for a site visit to witness the potential issues first hand.
- We are certainly intending to be constructive not obstructive, but must take steps to defend our light and privacy for our future. We have lived here over 34 years as a family home, and plan to stay for many years more.

Please refer to the figures and photographs supplied with this document:

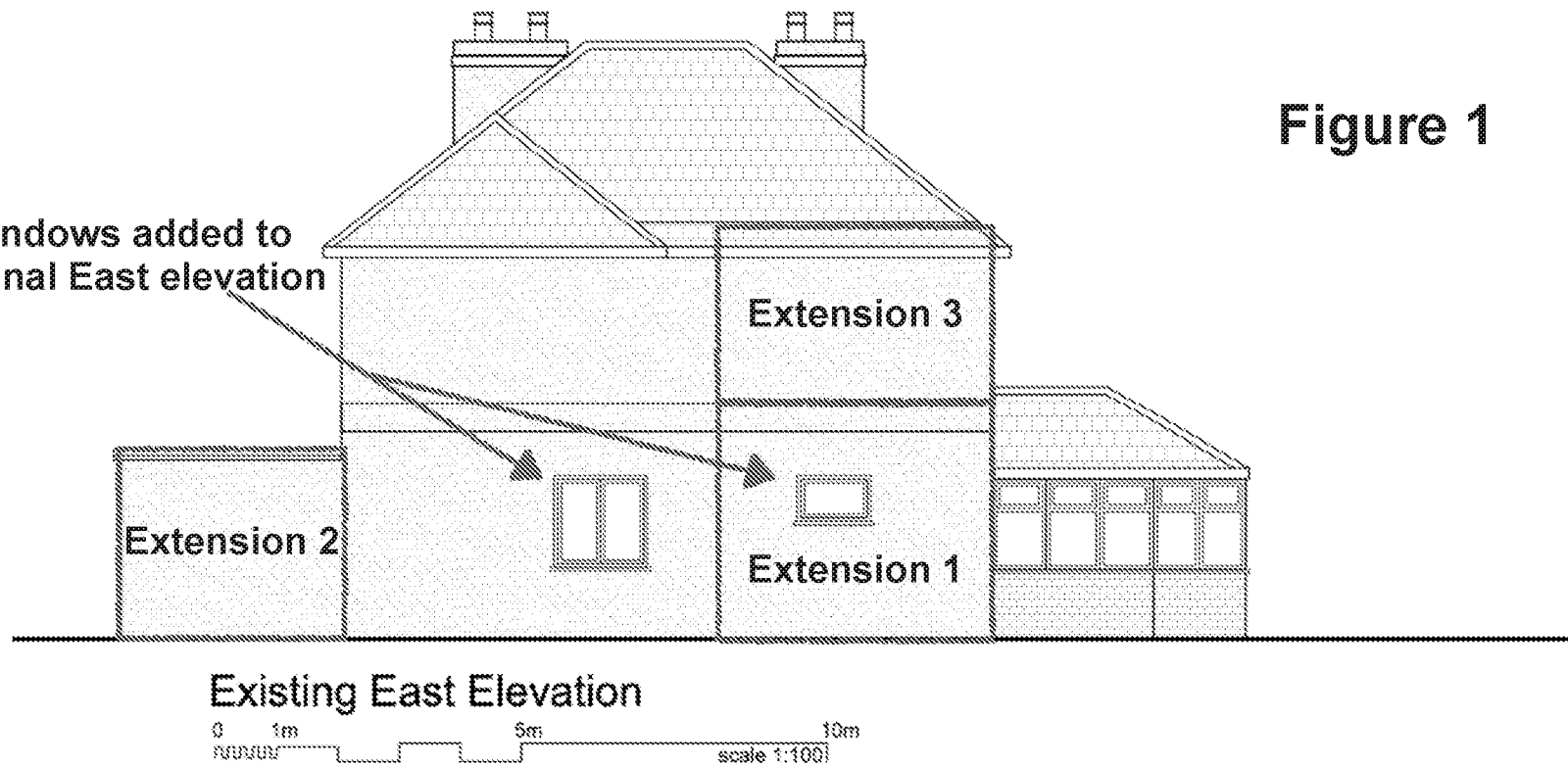
Fig 1 East elevation mark up
Fig 2 Houses orientation
Fig 3 First floor plan view mark up showing sightlines
Fig 4 Ground floor plan mark up
Fig 5 South elevation mark up
Photograph 1
Photograph 2
Photograph 3
Photograph 4
Photograph 5

Please do not hesitate to contact me if any clarification or further detail is required in this matter.

Kind regards
A Assinder 29-04 2021

Figure 1

Windows added to original East elevation



- Proposed Material Key :
1. Composite Cladding
 2. Render Painted White
 3. Frosted Glass
 4. PVC Window/Door
 5. Aluminum Bifold doors
 6. Tile Roof



PROJECT Howard, No.45	DRAWING NO. 1475-P303	SCALE 1:100 @ A3	11	A
ADDRESS No.45 Crossbush Road Felpham	DRAWING TITLE Existing & Proposed East Elevation	DRAWN BY CRESTIVE LINES - ROZ NOWAK	March 2021	
PO22 7LT				

CRESTIVE
LINES

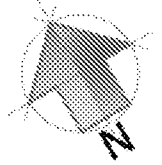
No.2 Old School, Old School Lane, Fittleworth, RH20 1JZ

THESE DRAWINGS ARE FOR PLANNING PERMISSION ONLY.
ALL MEASUREMENTS TO BE TAKEN ON SITE FOR BUILDING WORKS.

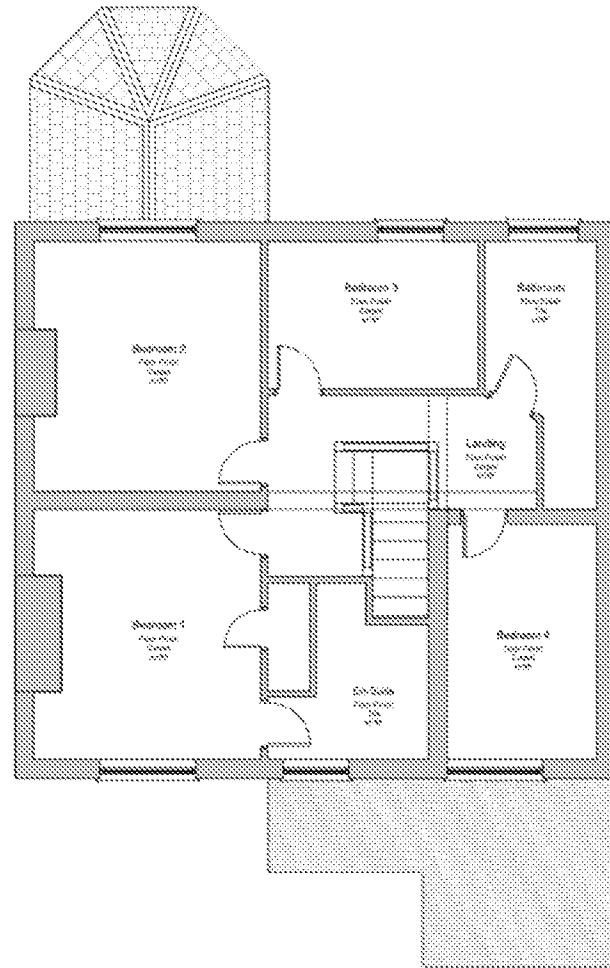


WhiteWings

Figure 3

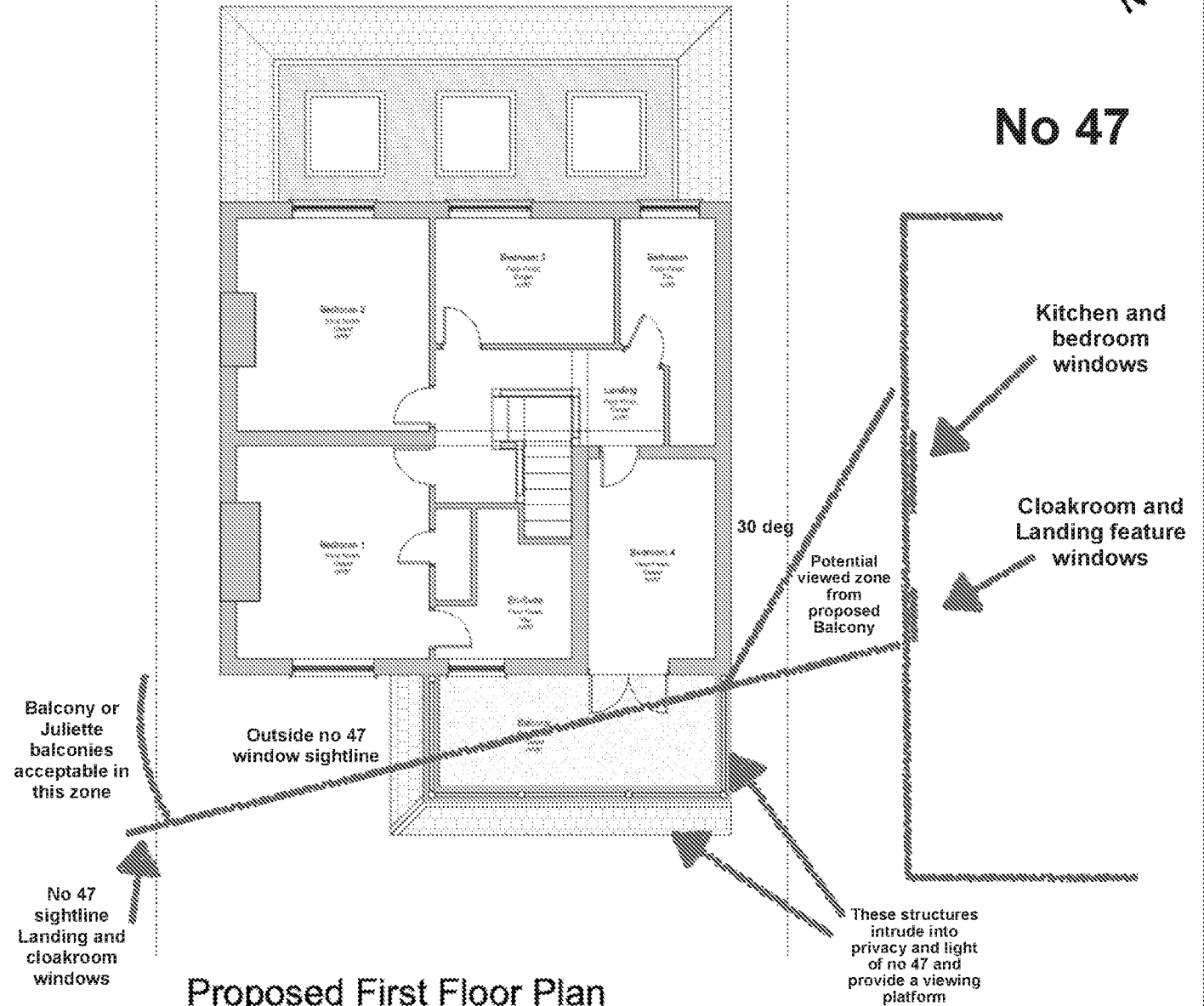


No 47



Existing First Floor Plan

0 1m 5m 10m
scale 1:100



Proposed First Floor Plan

0 1m 5m 10m
scale 1:100

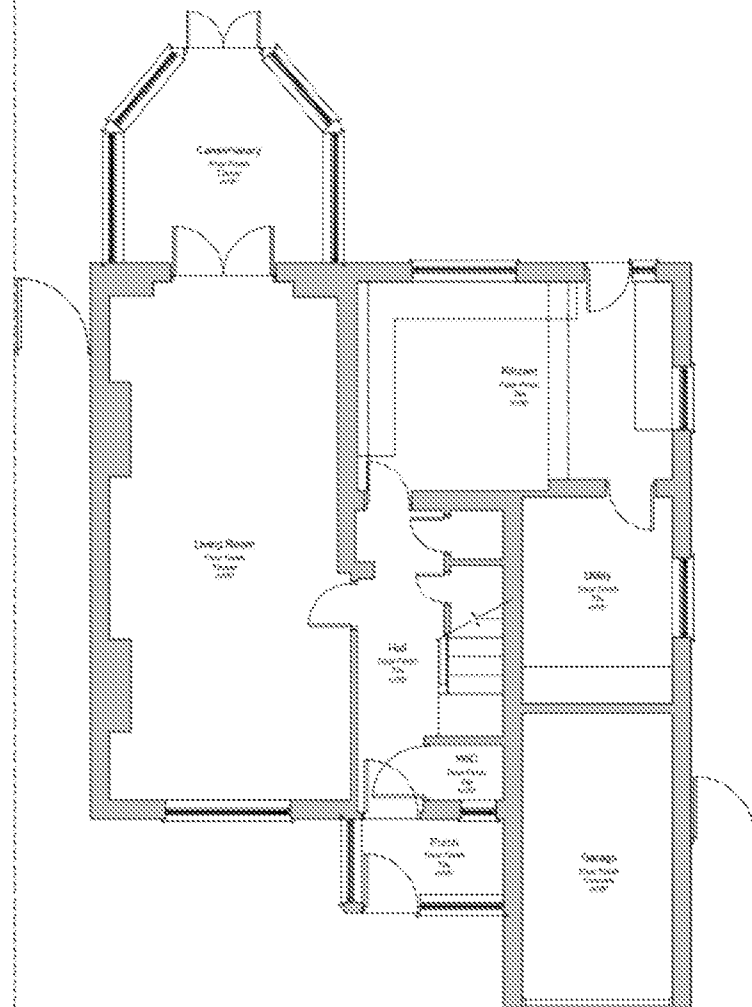


No.2 Old School, Old School Lane, Fittleworth, RH20 1JZ

THESE DRAWINGS ARE FOR PLANNING PERMISSION ONLY.
ALL MEASUREMENTS TO BE TAKEN ON SITE FOR BUILDING WORKS.

PROJECT Howard, No 45	DRAWING NO. 1475-P004	SCALE 1:100 @ A3	11	A
ADDRESS No. 45 Crossbrush Road Felpham	DRAWING TITLE Existing & Proposed First Floor Plans	DRAWN BY CREATIVE LINES - BOJ NOWAK	March 2021	
PLAN DATE 14/03/2021 POZZ YLT				

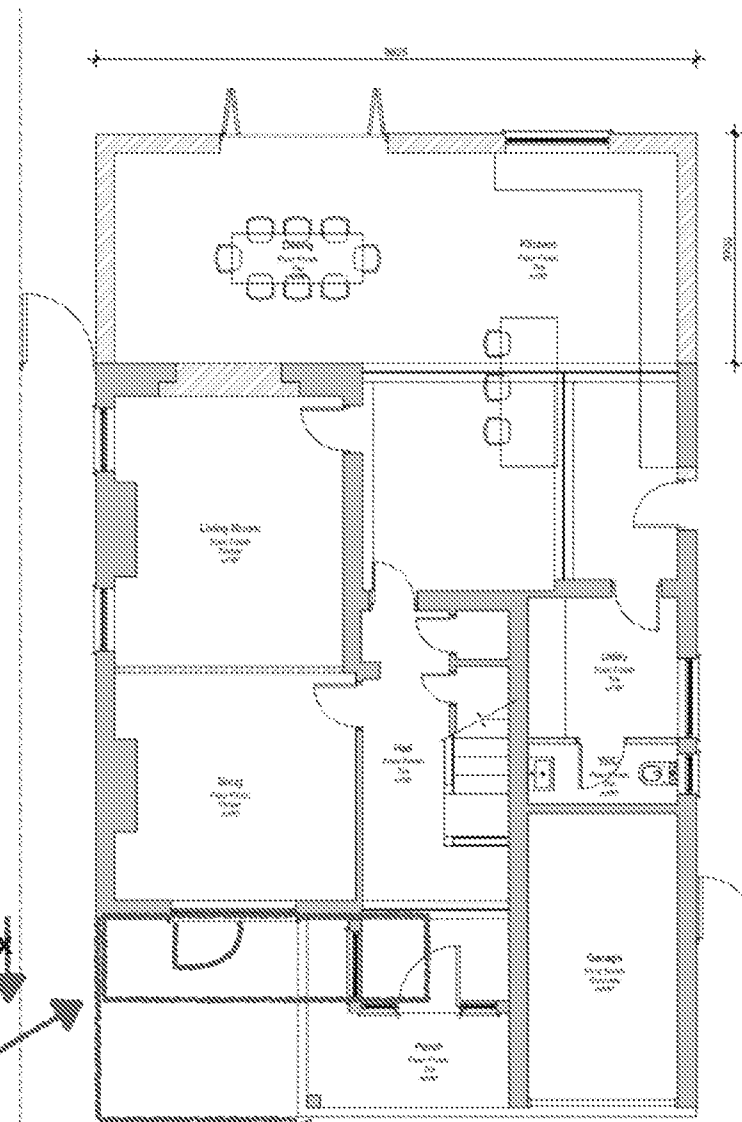
Figure 4



Alternative balcony, accessed from Master bedroom, supported by porch and post, or extend the porch westwards for full support and then possible to create access from the Snug

Existing Ground Floor Plan

0 1m 5m 10m
UN/UN/UN scale 1:100

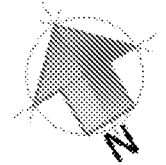


1,8m max

Possible porch with potential for Snug access also

Proposed Ground Floor Plan

0 1m 5m 10m
UN/UN/UN scale 1:100



No.2 Old School, Old School Lane, Fittleworth, RH20 1JZ

THESE DRAWINGS ARE FOR PLANNING PERMISSION ONLY.
ALL MEASUREMENTS TO BE TAKEN ON SITE FOR BUILDING WORKS.

PROJECT Howard, No.45	DRAWING NO. 1475-P003	SCALE 1:100 @ A3	11	A
ADDRESS No.45 Crossbush Road Felpham	DRAWING TITLE Existing & Proposed Ground Floor Plans	DRAWN BY CREATIVE LINES - ROZ NOWAK	March 2021	

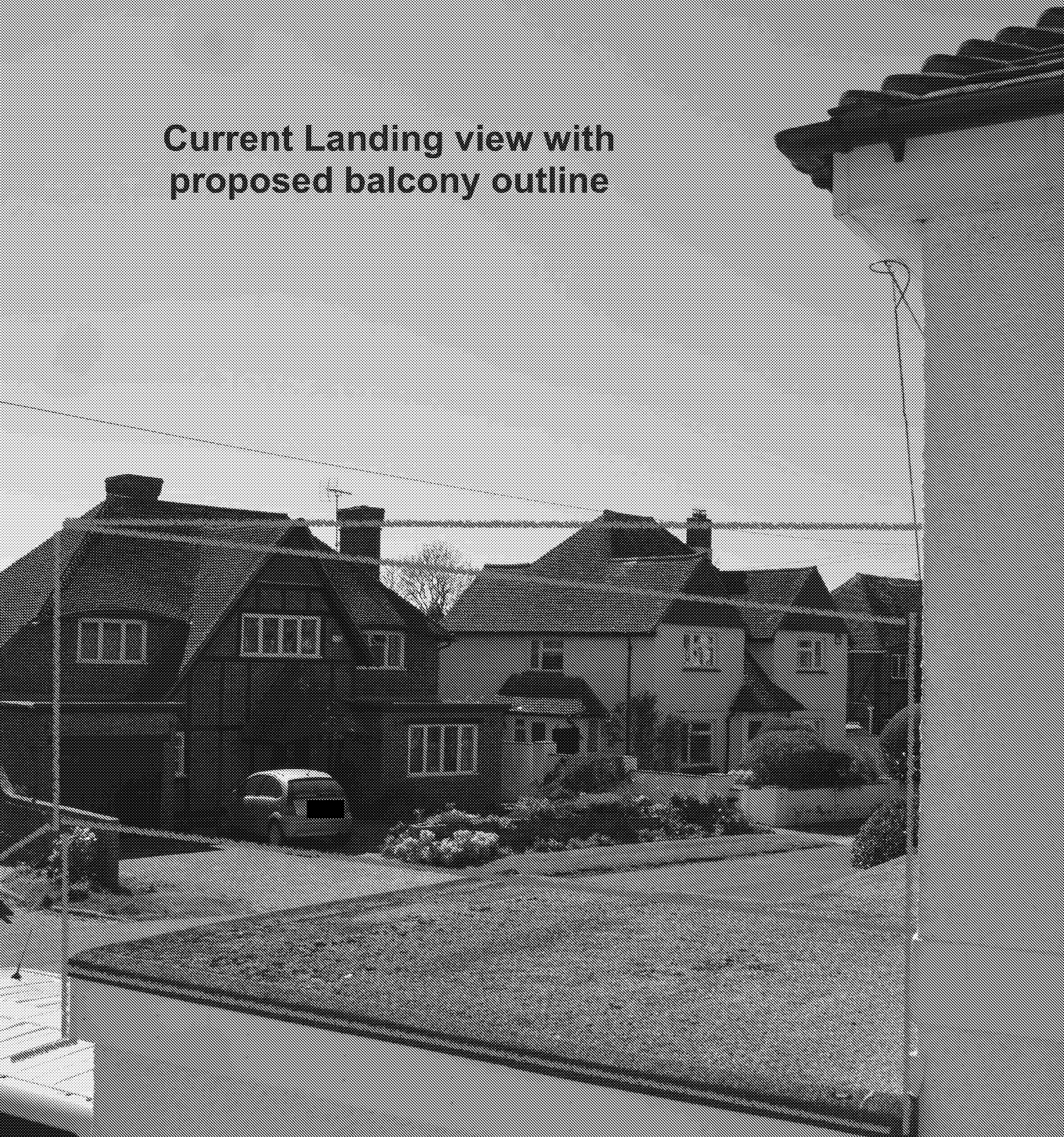




Balcony or
Juliette
balconies
acceptable in
this zone

No 47
sightline
Landing and
cloakroom
windows

Current Landing view with
proposed balcony outline



INS LTD

OUTLOOK.COM

Outline of proposed
balcony seen from
cloakroom



Figure 5

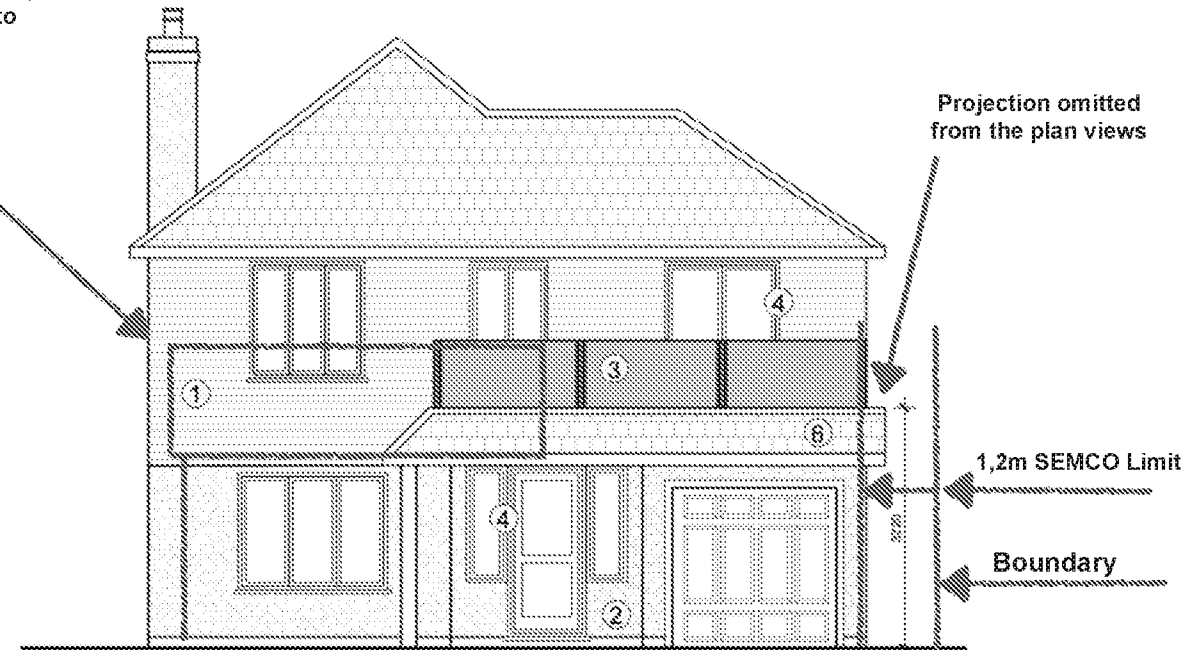
- Proposed Material Key :
1. Composites Cladding
 2. Render Painted White
 3. Frosted Glass
 4. PVC Window/Door
 5. Aluminum Bifold doors
 6. Tile Roof

Alternative balcony accessed from Master bedroom, projecting maximum 1,8m possibly forming canopy outside the Snug or above the porch extended to the West building edge, with access from the Snug. Obscuring glass only necessary to west, no invasion of privacy/right of light to number 47



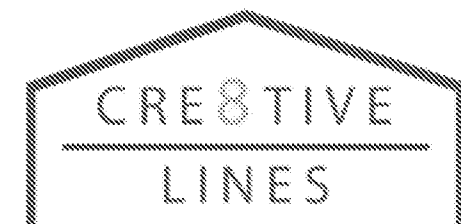
Existing South Elevation

0 1m 5m 10m
scale 1:100



Proposed South Elevation

0 1m 5m 10m
scale 1:100



No.2 Old School, Old School Lane, Fittleworth, RH12 1JZ

THESE DRAWINGS ARE FOR PLANNING PERMISSION ONLY.
ALL MEASUREMENTS TO BE TAKEN ON SITE FOR BUILDING WORKS.

PROJECT Howard, No.45	DRAWING NO. 1475-P300	SCALE 1:100 @ A3	11	A
ADDRESS No.45 Crossbush Road Felpham	DRAWING TITLE Existing & Proposed South Elevations	DRAWN BY CREATIVE LINES - ROZ NOWAK		
PROJECT NO. 1475-P300	DATE 14/03/21	DATE 14/03/21	March 2021	