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Sent: 22 February 2021 21:00

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: FP/6/21/HH

Dear Ms Willard

Re: proposed installation of rear balcony - 57 Downview Road Felpham Bognor Regis PO22 8HH

I refer to the above planning application and note you have received two objections from Mr Roker of 55 Downview Road (the neighbouring property to the south), both dated 18.2.21.

Objection 1. 'On the original application a balcony was refused based upon condition 2' not factually correct the application FP/153/09 did not include the creation of a balcony.

Condition 2 'The roof area of the rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority' does not infer a balcony is refused/unacceptable merely the use as a balcony is subject to permission, hence the current application.

Objection 2. 'The proposed balcony will have a direct view into my conservatory and rear garden where I sit and will also look unsightly'. Views of neighbouring properties has been carefully considered with solid/obscure glazed 1.7m high guarding incorporated into the design to restrict side views. Attached photographs previously submitted as requested attached.

Whether the balcony guarding will look unsightly is a matter of conjecture, with respect, the guarding design is similar to many other examples and the vertical timber boarding is intended to reflect the character of the property.

The objections raised are without substance, I note Felpham Parish Council have recorded a 'no objection' comment.

Should you wish I shall be pleased to meet you on site, subject to social distancing etc.

I shall be grateful if you will kindly acknowledge receipt.

Yours sincerely
Mark D. Bone
PH Design



57 DOWNVIEW ROAD, FELPHAM PO22 8HH

REF FP/6/21/HH



Rear, west facing elevation 57 Downview Road.



Rear, west facing view from dwelling.



South side of rear garden from existing flat roof.



Existing flat roof, adjoining property to north of site.



Existing flat roof, adjoining property to north of site