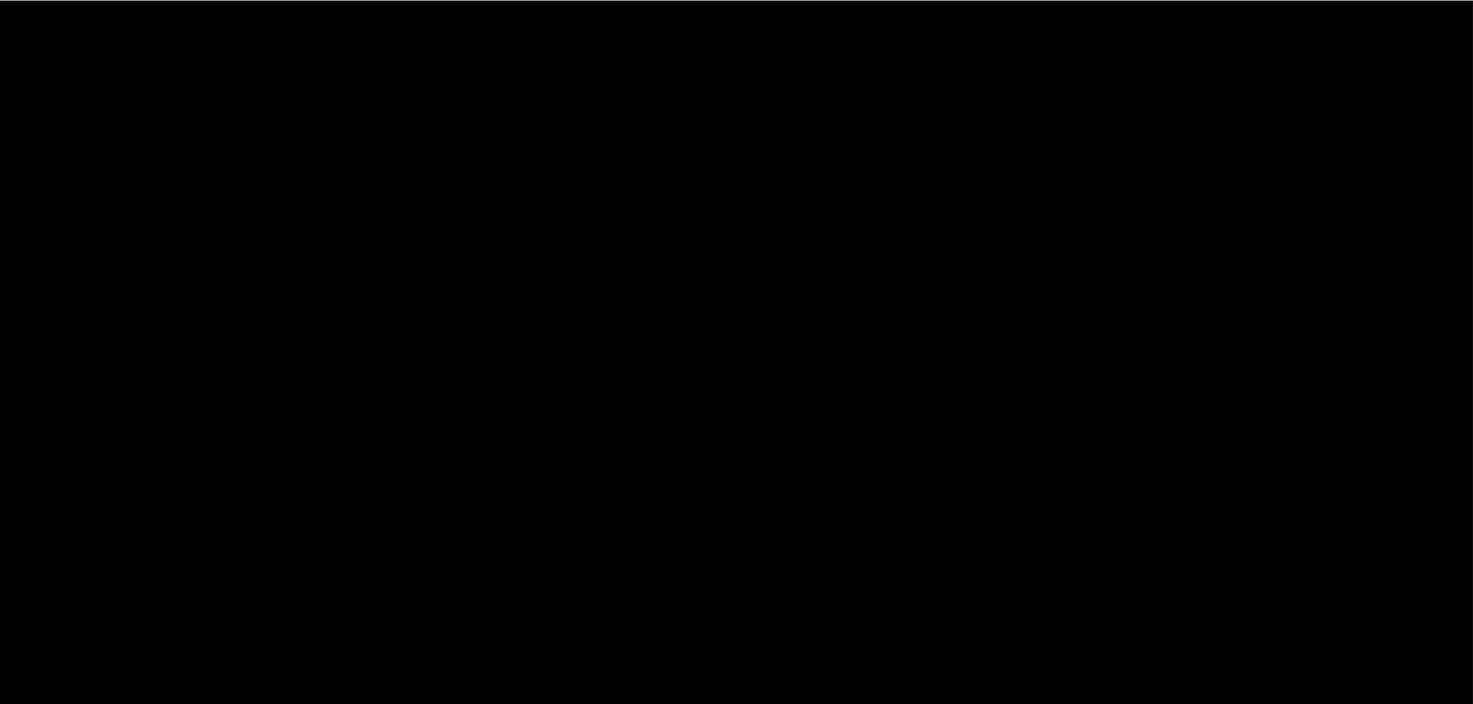




From: Niall Mills [REDACTED]
Sent: 26 May 2015 20:59
To: Ross Leal
[REDACTED]
Subject: Re: Planning Application: K14/15/HH, 39 Coastal Road

Dear Mr Leal,

Yes, please add it to the website application material.

Kind regards,

Niall Mills

From: Ross Leal <Ross.Leal@arun.gov.uk>
Date: Tuesday, 26 May 2015 09:01
To: Niall Mills [REDACTED]
[REDACTED]
Subject: RE: Planning Application: K14/15/HH, 39 Coastal Road

Dear Mr & Mrs Mills,

Thank you for your email and I have noted and will take into account the points you make.

Can I assume that you wish your response to be uploaded to the website application material?

Regards,

Ross

Ross Leal DipTpt, MRTPI | Senior Planning Officer, Planning Department, Arun District Council |

Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37593 | DDI: +44 (0)1903 737593 | E-mail: ross.leal@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Niall Mills [REDACTED]
Sent: 25 May 2015 21:23
To: Ross Leal
Subject: Planning Application: K14/15/HH, 39 Coastal Road

Dear Mr Leal,

In response to the representations dated 14th, 18th and 19th May 2015, we have prepared a response which we feel is appropriate given some of the inaccuracies made in these objections. We are aware that there are clear planning guidelines, principles and precedents that will be applied in the consideration of our application. Our Architects, Saville Jones, are available should any further information or drawings be required to clarify specific points.

We do not believe that our proposals are in any way excessive or overbearing. The north and south elevations and block plans clearly show the footprint and rooflines relative to our neighbours. The sketches in perspective do not show the neighbouring properties to scale.

Contrary to some of the concerns raised – the property is for our own use and we have no intention to rent it as a holiday let.

Design objective:

Broadbeach is currently a two and a half bedroom house. The main thrust of our application is to provide two additional bedrooms, giving us four usable bedrooms, which we believe is not unreasonable for the size of property and plot.

We believe that our proposals are in the same architectural style as other developments on Coastal Road. We believe that our proposal is in keeping with a contemporary modernist style domestic residence, consistent with the architectural history on Coastal Road and the property's own period.

Height:

A modest 2nd floor extension has been purposefully designed to be in keeping with recent developments on Coastal Road. The proposals will not create a property which "*towers above properties on this section of the road*". Its height will not exceed the rooflines of adjacent properties. As can easily be observed, many properties on both sides of the road have higher rooflines than that proposed for Broadbeach, including some within the immediate vicinity. Some of these properties are also considerably larger and more imposing.

The proposed second floor has been designed to minimize visual impact, being set back from the existing first floor on three sides. The existing integral garage and front porch are already forward of the main structure which further reduces the impact of the proposed second floor from street level.

Although there has been recent development of three storey houses at the western end of the road at numbers 67, and 71, there are many examples of three storey houses all along the road, including numbers 5, 54, Sea Spray and Tye House.

Overlooking:

Careful consideration has been given to the impact of the 2nd floor on neighbouring properties. Its footprint is intentionally much smaller than the house itself. There will be no habitable rooms to the front elevation as the glazing proposed for this elevation is to a stair well only. As shown, privacy screens will be erected on the balcony to the rear and the balcony is set back.

There are no properties directly behind Broadbeach. This can be seen from the Block Plans – the two properties on the north side of the road are offset and have views to the sea through the gap between Broadbeach and the properties to either side. As is described in the Design and Access Statement – this gap is unaltered at first floor level and above, as is consistent with good design and planning practice.

Footprint:

The majority of the proposals lie within the existing footprint of the property. The only new addition being the garage to the East side. This will have a minimal impact on the street and beach views as currently the land proposed for the garage is fully enclosed to the front and rear by the existing side porch and high brick walls with gates (all of which will be removed and replaced by the proposed garage).

Impact of the proposed Ground Floor Bathroom:

The proposed ground floor bathroom will be slightly shorter than the existing garage, and lies to the front of the property. This is in line with the utility room and only a short section of the side kitchen of Nr 41. As this part of the development lies within the morning shadow of the main house, any affect on light to number 41 by increasing it's height can only be minimal, if at all. Privacy issues are also minimal as there are intentionally no side windows to this bathroom.

With regard to the increased height of the wall, it should be noted that currently both properties have increased the size of the dividing boundary by adding trellis to the top of the brick wall. There is also an adjoining false tiled pitched roof on the side of Nr 41, which creates a further increase to the height. The statement that the new extension *"would protrude 1.5 metres above the dividing wall"* is incorrect.

With respect to objections to the door (facing south) at the rear of the bathroom, it should be noted both that there are currently many exits to the rear garden from the ground floor of Broadbeach, including a French door which directly faces no 41. Correspondingly, there is a doorway to the side of number 41 which faces Broadbeach. We have no issue with this at all, it is quite normal for domestic properties.

Sun Canopy:

The proposed sun canopy will be a temporary retractable / foldable shade structure, which we believe will have minimal impact upon neighbouring properties – if anything at all. We believe that the impact of the canopy on the garden of number 41 will be negligible and that at no time will it affect the sun room which is a considerable distance from the boundary. Projecting an angle of 45 degrees from the closest edge of the canopy to the nearest point of the neighbouring sun room, we cannot see how a shadow would ever reach that far. In addition, both rear gardens are south facing and as Broadbeach is to the East any impact upon number 41 could only ever be in the morning, not at the height of the sun when the canopy is most likely to be needed.

Boundaries:

It is important to note that the block plans do not present a true picture of the extent of building upon Coastal Road. Present day is perhaps much more accurately reflected by viewing satellite photographs on Google maps. It is incorrect to say that no properties on Coastal Road have been built to the boundary on both sides. There are a significant number of properties that have been built or extended to the boundary, or very close and there are proposals for more to do the same. As is clear from our Planning Application and the Access and Design Statement, our proposal is to replace a garage with a bathroom and to demolish a porch and some brick walling to be replaced by a garage. As stated above, we are proposing nothing that infills the open space above ground floor between both the adjacent properties.

Noise:

We do not agree that anything that we have proposed could create a noise nuisance to our neighbours or to the other residents of Coastal Road.

Quality of Build:

We appreciate that people will take differing views of development and architectural style. It is our opinion that the recent development, and planning applications recently approved, on Coastal Road have had a very positive impact upon the area, and are to be much welcomed. Development has been both excellent in design and build quality, and we wish to work with our Architect to replicate this. We hope that our proposals reflect the style of the existing modernist buildings on Coastal Road, and the contemporary design of the newer additions. It is evident that the style of architecture on Coastal Road is mixed. We are trying to work with an existing building to both improve its functionality for family use and to address some poorly constructed earlier additions – all in keeping with the original Architect's design concept.

Yours sincerely,

Niall & Tracey Mills – owners of 39 Coastal Road.

37 Muster Green

Haywards Heath

RH16 4AL

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