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23rd February 2022

Mr Richard B Westcott
41 Golden Avenue
East Preston
BN161QY

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: K/2/22/HH
Site Address: 43 Golden Avenue East Preston BN16 1QX
Description of works: 2 storey front and rear extensions and alterations.

Thank you for your internet representation made on 23rd February 2022 which has been recorded as no objection with the comments as follows:

OWPC44627

Mr & Mrs R B Westcott
41 Golden Avenue, East Preston BN16 1QY

23 February 2022

Planning Application No. K/2/22HH - 43 Golden Avenue

With reference to the recent Planning Application for the above proposals, we wish to make a number of observations are as follows:

The proposed redevelopment of the existing property has approximately doubled in size with the addition of the two storey extensions to the front and rear, together with central dormer style room extending into the roof, creating a large prominent building. This proposal when viewed with other houses in our road does not reflect the current style and type of houses in Golden Avenue.

The rear proposals are of greater concern for us as the adjacent neighbours who will be affected by these proposals, with the added impact of the orientation of both properties to each other.

The design has not taken into consideration the existing orientation of the two properties and any thoughts in respect of our building plots, as they are not rectangular as can be seen for the rest of the road, but the plots narrows gradually towards the rear boundaries and so bringing the rear proposals even closer to us.

Further concerns that we have observed with the rear extension and the central roof accommodation is the depth and especially the height to the top of the central dormer styled room and roof. The consequence of

these proposals is that the windows on the first floor and the new balcony/window for the roof accommodation and to a lesser extent the roof dormer windows; they will all directly overlook into our garden and additionally will intrude on us, with the loss of our privacy.

This will prevent us enjoying the garden as we currently do, and on occasions with family and friends.

The proposals will increase the overshadowing to our property including the loss of the natural daylight as a result of the new proposals, together with the added impact of the orientation of both properties.

The increase of overshadowing to the rear of our property will be seen as the sun moves around from east to west and passes behind the new extension and central dormer roof style roof extension, increasing the amount of shading into our garden.

Further shadowing will also be increased into our garden along the side of our house, which shares his north east boundary.

The natural daylight and sunlight currently enjoyed in our rooms on the ground and first floor through the windows on the side of our house facing our neighbour's proposals will be greatly reduced. Applying the BRE's Right of daylight test, the 25 degree rules of thumb; the ground floor side window to our lounge, shows that proposals conflicts with this rule.

The BRE recommends that roof finishes for two storey extensions should only be taken halfway up the slope of the existing roof. This will assist and reduce with the loss of daylight and sunlight.

The drawings submitted for approval do not show any onsite parking for their vehicles. This is a requirement by West Kingston Residents Association Ltd for all residents on this estate to arrange for a suitable space for their vehicles.

Final observation from the drawings shows the proposed rear extension extending over the area restricted by the covenant for their property.

We have no objection to our neighbour extending and improving their property, but the proposed scheme should be revisited and a more considered design should be provided.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>