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From: Anita Gardner
Sent: 18 January 2018 12:54
To: Planning.Responses
Subject: FW: Fynings Ref K/33/17/HH

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From: [REDACTED]
Sent: 13 December 2017 15:49
To: Anita Gardner
Subject: Fynings Ref K/33/17/HH

Dear Mrs Gardner,

I attach a letter responding to the application reference number K/33/17/HH for the ancillary accommodation at Fynings, Middleway, Kingston Gorse,

As I requested in my email to you this morning I would like to speak with you before you make your recommendation for a decision on the application.

Perhaps you could please let me have a time when you would be available to discuss it. I am available tomorrow until 3-00 pm if that helps, but unfortunately not be available on Friday.

Kind Regards

David Butterworth

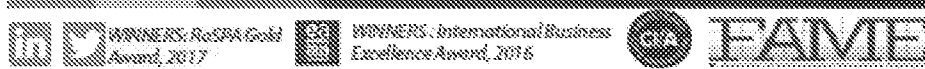


David Butterworth

Director of Architecture – Architecture



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To Mrs Anita Gardner
Planning Officer
Planning Department
Arun Civic Centre
Littlehampton
BN17 5LF

13th December 2017

Re Planning Application Reference Number K/33/17/HH

We set out below our comments on the revised application for the ancillary accommodation at Fynings, Middleway, Kingston Gorse.

The Proposal

We understand this revised planning application proposes to demolish the single storey, flat roofed garage and replace it with a single storey building with a mono-pitched roof containing garaging, gym and changing accommodation.

The new building is to be located 2.0 meters from the boundary wall running between our properties. Although not dimensioned it appears to be approximately 3.0m to 3.5 meters in front of the building line of the existing garage with an area of 82.5 square meters.

Middleway House, our home has habitable rooms along it's western façade incorporating a run of full height glazing 6 meters in length with a patio dining area between the rooms and the boundary wall. This area and facade receive a good quality of light throughout the day and until sunset.

Representation

We are appreciative that the latest revision of the proposal is to be single storey. The revised location is however now positioned directly in front of our habitable rooms. The building has a mono-pitched roof 4.7 meters in height and this would be higher than a normal duo-pitched roof of the same pitch. It will have a substantial impact on our residential amenities especially the living spaces on the western side of our property.

In order to preserve the residential amenity of Middleway House, we would like to suggest two alternative solutions, either of which would be acceptable to us and would reduce to an acceptable level both the loss of light and the over bearing effect the proposal would have on our habitable rooms. If the applicants were agreeable this would be a neighbourly way forward.

Alternative 1

Retains the position of the building as shown in the application at 3.0 meters in front of the building line of the existing garage. We would ask that it's bulk and mass is reduced

by the substitution of a flat roof, similar to those recently approved by Arun Council at Bramble Down in Middleway and Beach House in Gorse Avenue. The finished height being 3.0 meters.

Alternative 2

1. Retains the mono-pitched roof shown on the application. We would ask that the location of the building is returned to that previously approved, that is on the front building line of the existing garage.

We hope that you will be able to agree to this way forward.

Yours faithfully,

David and Deryl Butterworth
Middleway House
Kingston Gorse
East Preston
Littlehampton
West Sussex BN16 1RY

13 December 2017