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23 July 2019

Reference: 2962/L/01

Mr Zac Denton
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Denton,

Ref. LU/184/19/HH - Extensions and Alterations to 14 Esher Drive, Littlehampton.

I note that some representations have been received from Littlehampton Town Council, and from neighbours of the property subject to the above planning application. I feel that a number of the points raised in the neighbour representations are inaccurate, misleading or irrelevant, and would like to offer some further explanation of the proposals in the interest of balance and clarity.

Description of Proposal:

Single storey rear extension, single-storey front porch extension, and front-facing dormer roof extension and retrospective single storey detached outbuilding for use as studio/gym.

The application seeks approval for the following:

1. A single-storey flat-roofed extension. A single-storey, flat roofed extension with a depth of 2.7m has previously been added to the property, under Permitted Development rights. This application seeks approval for a further 1.8m extension; this further extension would be considered Permitted Development (not requiring an application for planning permission), subject to the Neighbour Consultation Scheme, but in the interest of simplicity it was added to the planning application.
2. A single-storey front porch extension. This is a modest addition to the front of the property, and is similar in appearance, but smaller in scale to the projections to the front of other nearby properties to the south.
3. Front-facing dormer roof extension. This is a modest dormer roof extension intended to improve the layout and arrangement of the existing loft rooms which were formed as part of a previous loft conversion, completed under Permitted Development rights. This addition does not seek to add any further rooms to the property. In fact, there are already three bedrooms in the converted roof space, and the plans show this as reducing to two, more comfortably proportioned rooms. The property already comprises five bedrooms and two bathrooms, and the plans clearly show that this is not proposed to increase.
4. Retrospective permission for a single-storey detached outbuilding to be used as a studio / gym. This outbuilding is on the site of a previous detached garage. The construction of this building was commenced in 2014 as a garage, on the understanding that planning permission would not be required. The exterior of the building has only been completed in



recent months, with the intention of using it as a gym for private use only. To offer some supplementary information, the applicant's daughters are world class, indeed World Champion athletes in their field, and the gym is to be used for their personal training only, and not for public / commercial use. The interior of the building will be well lined and sound-proofed, and a specialist floor will be laid to prevent excessive noise transmission.

To offer some further responses to the points raised in the neighbour representations:

1. I note firstly, that Littlehampton Town Council have responded as follows:
The Town Councils Planning and Transportation Committee considered this matter at its meeting held on Monday 24th June 2019 and had no objection to the proposals subject to confirmation that the use of the outbuilding was non-commercial.
2. The structural integrity of the neighbouring, attached property will be unaffected by the proposals. In the unlikely event that the proposed works will have any physical impact upon the neighbouring property, the owner of the neighbouring property will be consulted and matters will be properly dealt with under the provisions of the Party Wall, etc. Act 1996.
3. The staircase providing access to the first floor rooms has been in place for a number of years, and is not proposed to be altered.
4. The building work is to be carried out by a firm of building contractors, and is not to be carried out by the owner of the property. Hours of working could be controlled by condition attached to any planning permission if the planning officer deems this to be of concern, to which the applicant has no objection.

In summary, the applicant is seeking to make improvements to their property in order to make it suitable and more comfortable for their family to continue to live in. They did not realise that planning permission would be required for the detached outbuilding, and sought to apply for retrospective approval as soon as this was pointed out.

I trust that the above information can provide some perspective and clarity on the proposal.

Yours sincerely,

A large black rectangular box redacting the signature of Kenny Foxwell.

Kenny Foxwell.