

DAVID HARRIS BTP.

Planning and Development Consultant

45, Langley Grove,
Aldwick,
Bognor Regis,
West Sussex,
PO21 4LJ.

27th February 2022

Your Ref. LU/30/22/PL

07 MAR 2022

My Ref RT/L/22

Dear Mr. Chalk,

Extension of first floor rear balconies at 32 and 33 Mariners Quay, River Road, Littlehampton, West Sussex, BN17 5OA. (Re-submission of LU/349/20/HH)

I act on behalf of the occupier of No. 31, Mariners Quay and object to the above proposed balcony extensions for the reasons as set out below.

Mariners Quay is a relatively new residential development beside the River Arun and of considerable attraction due to the careful thought given to the design of the housing, chiefly by way of sections of terraces that each have their own individual design and detailing with a pleasing relationship between solid and void.

The proposed extension of the two balconies by 1.07m. to give a total depth of 2.34m in essence creates a first floor patio and as such gives rise to a number of serious concerns. From a site visit and the photographs submitted by the agent it will be evident that the balconies as built are somewhat restricted in their use and were intended to provide just sufficient room for seating from which to observe the various riverside activities below.

The balconies were clearly not intended to provide an area for social activities, as such activities would give rise to unneighbourliness by reason of an invasion of privacy, and noise, together with loss of daylight to the ground floor accommodation in my client's property resulting from an increased length of dark stained timber immediately adjoining the common boundary. Indeed, the staggers within the terrace allowed for the provision of balconies without the adverse effects referred to above and clearly demonstrated by the first floor plans (sheet 6) submitted by the agent.

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Moreover, under the previously withdrawn application the partition between Nos. 32 and 31 was shown to be a 1.8m high frosted glass screen, whereas the current application indicates just a 1.11m high clear screen that affords no privacy whatsoever to my client.

One of the features of the riverside terraces is that each section has its own design character which provides a degree of individuality for the occupiers and an interesting variation for passersby either by boat or walking/cycling.

The first floor balconies within this terrace are supported by discreet timber brackets that run at 45 degrees from the rear main wall to the underside of the balcony, whereas other terraces have for example vertical metal supports to the front of the balconies and as a result are far more obvious but at least a common feature for that particular section of houses.

In order to provide greater structural strength for the extended balconies it is proposed to have three vertical supports under the balconies at the front being metal and clad in wood that will appear incongruous within the terrace and detract from the simple support arrangement that exists.

The properties lie within the River Road Conservation Area and Mariners Quay forms an integral part of its character, albeit being a relatively new development, and, whilst the proposal is relatively minor in itself, the extension of balconies as proposed together with the three timber clad front supports as referred to above, will appear out of keeping with the rhythm of the existing staggered breaks and therefore detrimental to the appearance of this important part of the Conservation Area.

The proposed balconies can quite properly be considered to be extensions to the properties and as a consequence their suitability should be assessed under the Arun District Design Guide, a Supplementary Planning Document dated January 2021.

The Document is a material consideration in the Arun District's decision making process.

Under M.01 Household Extensions it is stated that *"Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing"*.

From the submitted drawings and as stated above it is evident that the proposed development conflicts with this Policy and furthermore represents an incongruous appearance out of keeping with the form and detail of the existing terrace design within the important River Road Conservation Area and should therefore be refused.

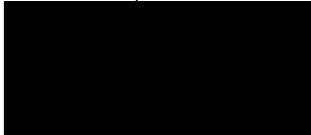
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To conclude, the granting of planning permission would also set a precedent for similar unacceptable balcony extensions.

In the event that the application is considered by the Planning Committee I would be pleased if the contents of this letter (albeit summarised) be incorporated into the Officer's Report.

Yours sincerely,

A black rectangular box redacting the signature of David Harris.

David Harris.