

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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

Sign up to our newsletter [here](#)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning and click on Local Planning Application Find



From: Bob Hawkes

Sent: 23 October 2021 14:23

To: Planning <Planning@arun.gov.uk>

Subject: Objection to the Planning Application M/107/21/HH for 102 Middleton Road, Middleton on Sea

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Planning Control Officer,

We wish to object to the Planning Application M/107/21/HH for 102 Middleton Road, Middleton on Sea for the following reasons.

1. Fire risk and threat to life and Property
2. Density and structure
3. Loss of Privacy and way of life
4. Loss of value to our property

Fire Risk and Threat to Life and Property

The thatched roof of the proposed structure will be within one metre of our boundary. Our property being of half wood construction is at risk should the thatch catch fire, as it did on the existing house in August 2011 when sparks/embers from the internal wood burner set the thatch on fire. The roof profile and design of the proposed extension is such that the thatch, if on fire, would slide into our property and against the side of our house. The flames would then ingress into the soffit ventilation and into the roof space of our house. In the previous thatch fire, the timber of our house was charred and the paint blistered. The thatch on 102 Middleton Road was some eight metres from our property at that time. We understand that Building Regulations limit the use of combustible roof coverings and that thatch should be at least six metres from the boundary for thatched buildings. It should also be noted that 106 Middleton Road is built very close to our eastern boundary and should the thatch of the proposed extension catch fire and cause our property to alight, then there would be a direct threat to 106. Further to this, in the fire of August 2011 to 102 Middleton Road, I was easily able to get on to the existing flat roof of 102 from my property by stepping from a ladder in my property on to the flat-roof of 102 in order to fight the fire with my garden hose till the Fire Service arrived. The Fire service found there was insufficient water pressure to deploy more than one hose.

Density and Structure

The proposed extension is overly crowded to one side of the 102 plot and would overshadow our property and, though the footprint of the building does not change, the height and bulk does, causing a loss light and the increased risk of damp. The existing foundations of the 102 extension were designed (Planning application M/80/88) for a single-story extension, therefore we are concerned that they are unsuitable to the proposed building. When we made alterations to our own house the original foundations were found to be unacceptable and we were required to go to 1.5 metres for a wall to replace the garage doors, there was no increase in height. Therefore, our concern is that our property would be at risk of subsidence and cracking should the existing flank wall on 102 Middleton Road be built-up to take the roof structure proposed.

Loss of Privacy and way of life

Given the nearness to the boundary and the large south facing window in the proposed extension we fear for loss of privacy in our rear garden from this window. This extension also overlooks our patio where during summer months I do most of our cooking on barbeques which would be a risk due to the close proximity of the intended thatch roof.

Loss of value

For the four above stated reasons we believe that there is a clear potential loss in value to our property due to close proximity of the thatch, (Fire risk) – the bulk and nearness of the extension and the loss of privacy due to the overlooking of south facing windows.

In conclusion I have attached photos of the gap between the two properties and of the fire in 2011.
We would ask that you visit our property to see the reasons for our concerns, we are both double vaccinated and will stay well clear of you on any such visit. The area of concern can be viewed without having to enter our house.

Your sincerely

Robert and Anna Hawkes

104 Middleton Road



Sent from Mail for Windows















