

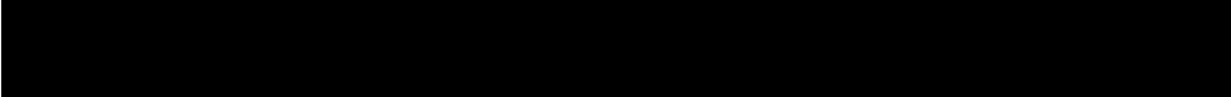
April 25, 2022

Mark and Linda Edmondson
52 Lane End Road
Middleton-on-Sea
Bognor Regis
PO22 6LT

Miss Kathryn Welch
Planning Officer
Arun District Council
Civic Centre
Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

Dear Miss Welch
RE: Cutts planning application M/20/22/HH

We remain concerned about the Cutts' proposed plans for rebuilding their bungalow as a full two-storey house, given their lengthy response dated 14 April, and the following document addresses their points in turn. In particular, we are concerned by the conclusion from Mr Cutts that he believes his proposal can be undertaken as a permitted development and that consequently he doesn't need anyone's permission to go ahead.



Before addressing their points, a statement about the process of registering comments on this planning matter. As you know, there are multiple objections from the neighbourhood. This is despite the fact that this area contains some residents who are unable to navigate your planning portal (not everyone on the road has internet or is familiar with your complex website): this matter should be considered when plans are posted in neighbourhoods with a high proportion of elderly residents. This is a key reason for us drafting letters to help inform the wider community of the Cutts' plans. Indeed, most people missed the yellow signage as they thought it was for the proposed golf club. What the Cutts propose has never been done on this road and the residents should have been made aware of it by formal letter. It does not just affect the next-door neighbours.

As individuals we are not objecting to the principle of a garden room or a home improvement extension but we object wholeheartedly to creating a two-storey house on a long road of established standard-construction bungalows.

Yours sincerely

Mark and Linda Edmondson

Light

Although the second storey extension will retain the footprint of the original house, as it is not pitched it will tower over their adjoining neighbour at number 50 and will restrict light to both 50 and ourselves at 52, particularly in the winter.

Privacy overbearing

The neighbours at 50 decided not to undertake their loft extension and opted for a garage room, to avoid privacy issues on their neighbours, so the fact that there is planning permission is irrelevant. At number 52 we are already overlooked by number 46's extension so we know we would be overlooked by number 48's proposals.

The reason that their property is overlooked by the property on the Layne is because the Cutts removed several large trees that provided privacy to both 48 and 50 Lane End Road, as well as important wildlife habitats. Despite comments to the contrary, these trees were not dead and could have been reduced in height rather than felled (to make way for the garden room).

Street scene

How it can be right to destroy a road full of bungalows is beyond our comprehension. There are chalet bungalows (NOT houses), that look nothing like the Cutt's proposed house but these are several houses away from 48 and are detached, on larger plots (for reference, the Cutt's property has the Land Rover parked on the garden):



Mr Cutts presents pictures to show how other owners have updated their bungalows. These are irrelevant: as stated, no one has an issue with modernising within the current scope of the property, including a reasonable loft conversion and extension, but creating a two-storey house is a different matter. The fact that Mr Cutts is tall is irrelevant. Architects can design suitable loft conversions.

Here is the view to the north of Lane End Road, taken from where the last chalet bungalow is. The rest of this development (including into Kingsmead Rd and Sunnymead) is all bungalows. The Cutt's 2-storey house will stick out right in the middle of this, just behind the cherry tree.



Times might be changing: we have an ageing population that requires long-term care, often at home. New bungalows are not provided by many developers despite being an essential component of the housing pool. There are plenty of large four-bedroomed houses in this area, including numerous new developments, but bungalows are always in short supply. Bungalows should be protected for those who choose to have everything on one level.

Making a comparison to Elmer Sands developments is largely irrelevant in that the original homes were of non-standard construction and were always only worth their plot value. The comparison to Elmer Sands that is relevant is that very few people knock down the old homes there to rebuild with something of similar size – they create houses too large for their plots because precedents have been set. Lane End Road is made of permanent brick-and-tile bungalows and should stay that way.

Regarding the Cutt's belief that they will not need to knock the whole building down, having recently completed our own extension to 2021 building regulations we would be very interested to hear of a builder and surveyor who is willing to build an **entire storey** on top of a 1950s bungalow and replace the tile roof on it. As far as we are aware, the requirement for footings and groundwork in general will not meet with current regulations, so the Cutts will have to invest an awful lot of time, energy and money into underpinning their current property if they think that it will not need to be knocked down and rebuilt. The disruption that underpinning would cause to the neighbourhood does not bear thinking about.

In conclusion, even if something is permitted (although goodness knows how the Cutts' proposal can be, in a fair world) it doesn't make it morally or socially right. There are other ways to accommodate a growing family, through loft and ground-floor extensions, and if that doesn't suit the owners then Lane End is a very desirable road. They should not have much difficulty selling to someone in genuine need of a bungalow.