

[REDACTED]

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](#)**



From: Bob Hawkes [REDACTED]

Sent: 28 April 2022 18:37

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

Cc: Justine Langridge [REDACTED] Jacky Pendleton [REDACTED] Anna (N. Z.) [REDACTED] gordon Ross [REDACTED] Anna (N. Z.)

Subject: Objection to the Planning Application M/29/22/HH for 102 Middleton Road, Middleton on Sea f

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/29/22/HH for 102 Middleton Road, Middleton on Sea for the following reasons.

1. Fire risk and threat to Life and Property
2. Density, structure, and Loss of Light
1. Loss of Privacy and way of life
2. Loss of value to our property

Fire Risk and Threat to Life and Property

- Whilst this new proposal has modified the previous withdrawn application (M/107/21/HH) for a fully thatched roof with a tiled section, it does not remove the risk of fire from the thatched roof of the proposed structure as it will still be within one metre, (0.6m) 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 (amended) proposed extension is such that the thatch, if on fire, would still slide into our property and against the side of our house, especially now as the eaves height has been raised by some 1.5 metres. 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 at that time, was some eight metres from our property. 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 is further understood that the Devon Model was developed to allow thatch roofs closer to boundary, however the point of the Devon Model and "Thatch-Safe" is for the protection of the thatched property and **NOT** the neighbouring property which would be at risk. We are also worried, should planning be approved, what is to stop the current or future owner replacing the tiled section of roof with thatch.
- 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 the proposed extension would overshadow our property and, though the footprint of the building does not change, the increased height of the eaves of the east flank wall of 102 Middleton Road would cause a loss light to our property and to our laundry in particular. There would also be an increased risk of damp as the narrow corridor between the two properties would be in shade throughout the day.

- The existing foundations of the 102 existing extension were designed (Planning application M/80/88) for a single-story structure, therefore we are concerned that they are unsuitable for the proposed building but we cannot find the documentation for this application on the planning web site.
- When we made alterations to our own house on the adjacent wall we were obliged to expose the original foundations, these were found to be unacceptable and we were required to have a 1.5 metres foundation for the wall that replaced the garage doors, there was no increase in height of the existing building. Therefore, our concern is that our property would be at risk of subsidence and cracking should the existing flank wall foundation 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 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 proximity of the thatch, (Fire risk) – the bulk, height, 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. I have also attached a line drawing showing the nearness of, and the overbearing nature of this proposed project. We would ask that you visit our property to see the reasons for our concerns, we are both triple 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. Finally, we are concerned that the drawings attached to the application are inaccurate, particularly that of drawing BD.228 P30 which does not follow the scale on the page.

Your sincerely

Robert and Anna Hawkes

104 Middleton Road



Sent from Mail for Windows



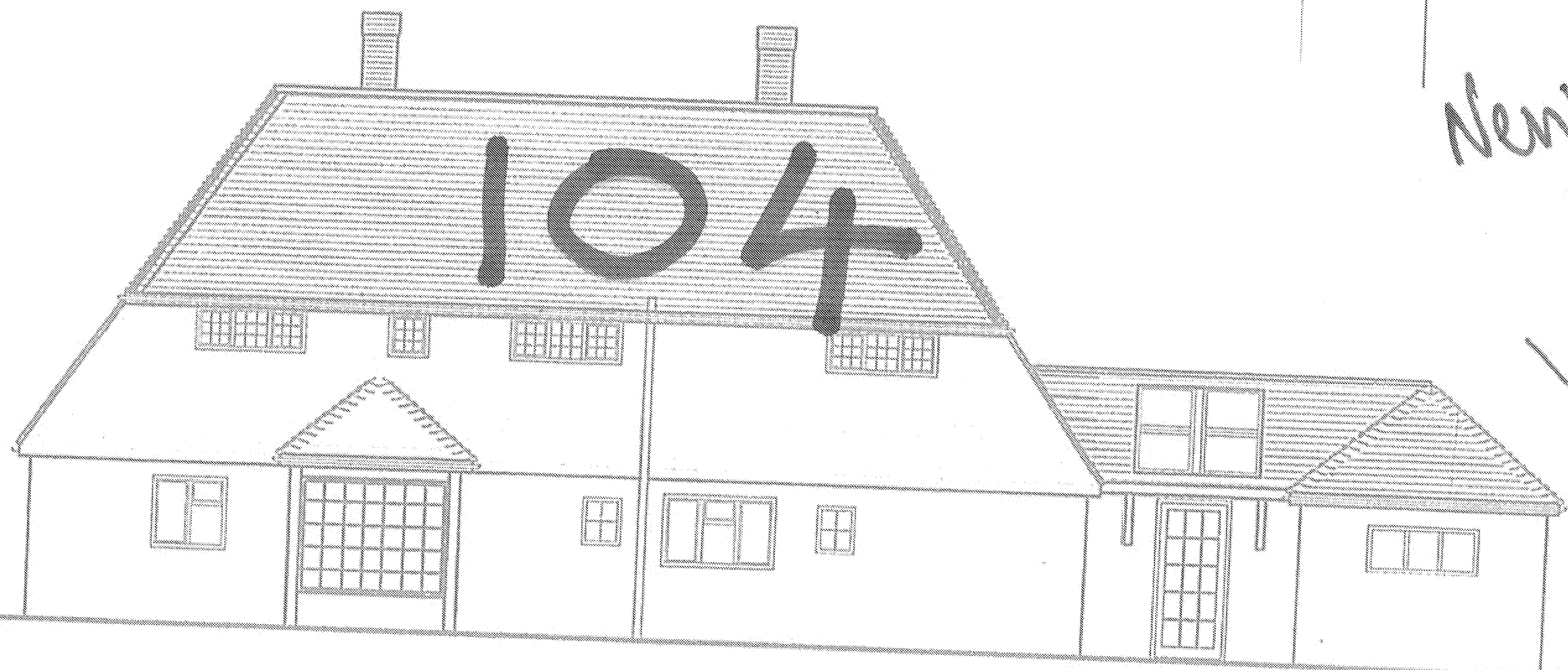
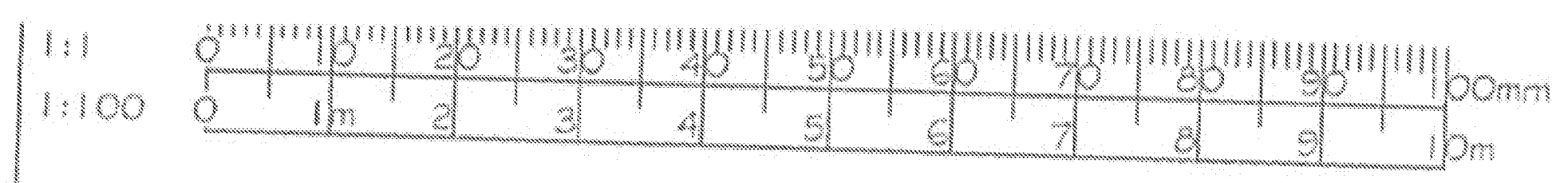






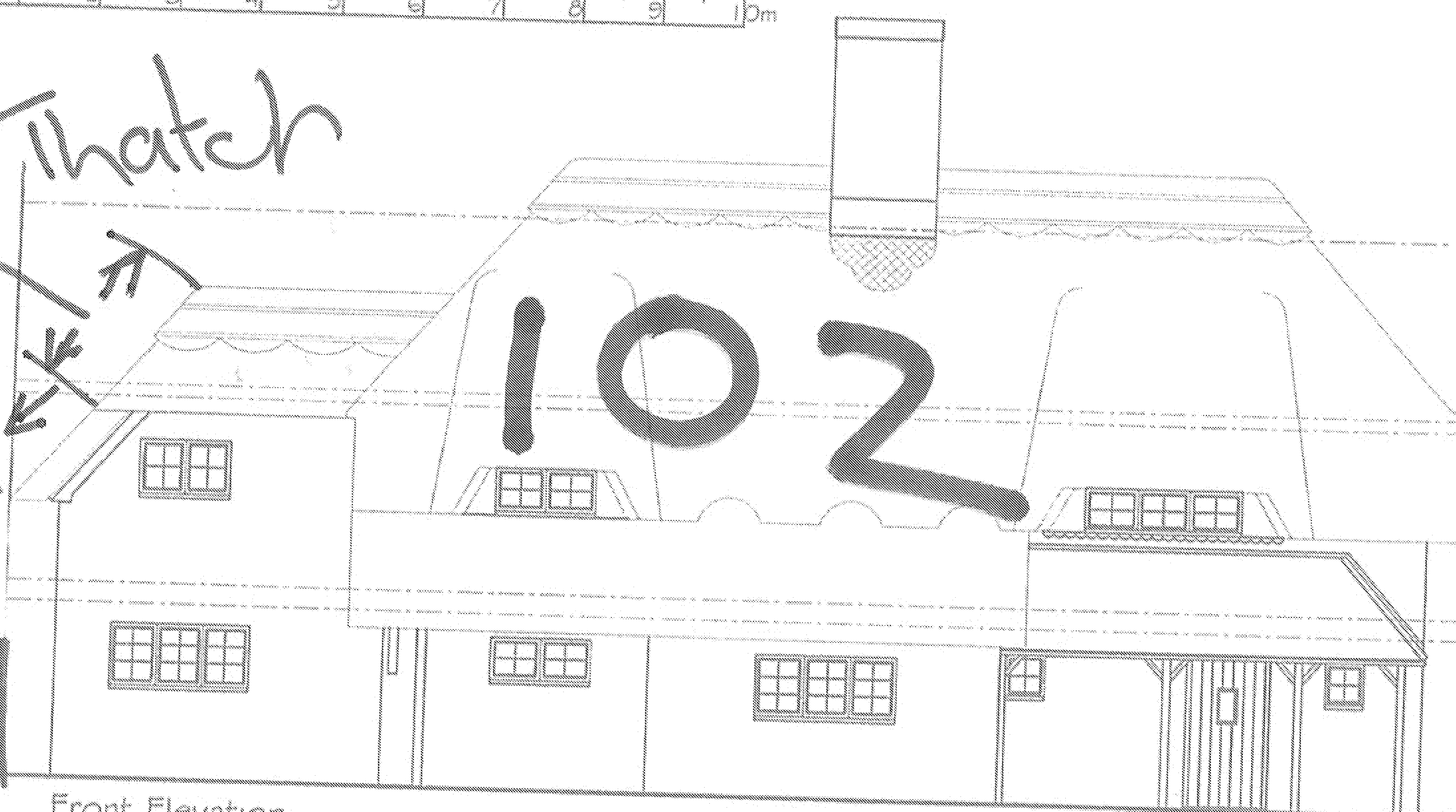
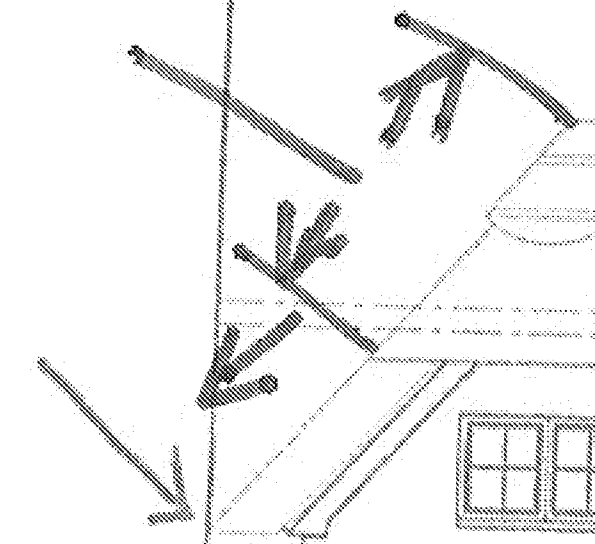






EXISTING FRONT (NORTH) ELEVATION

New Thatch



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:	NOTES:	CLIENT:	Mr & Mrs Ash
				SCALE:	1:100
				DRAWN:	MH
				DATE:	May 2021
				CHECK:	
				DATE:	

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND.