

37 Lane End Road, Middleton on Sea, Bognor Regis, West Sussex, PO22 6LT

Re: M/42/15/HH - 37 Lane End Road, Middleton-on-Sea

29th May 2015

Dear Mr Leal,

Following the refusal of our initial planning application for a side and rear extension to our property at 37 Lane End Road we carefully considered the reasons for the refusal and our neighbour's objections namely the following:

- Concerns the height of the extension and its proximity to their property would block light into their hallway and front bedroom
- The size of the extension on the side of the property and the resulting passageway effect it was felt it would cause

As a result in order to primarily resolve our neighbours concerns we made amendments to our original plans (having both consulted our neighbour and spoken to you to understand the reasons for the refusal and possible amendments to the plan which would make any future proposal more likely to be satisfactory) and resubmitted them to the council. Following submitting the application our neighbours have since raised similar concerns to their original objection mainly with regard to loss of light to the pathway and into their front door. We feel the following actions we have taken with the amended plan should have mitigated their concerns and therefore our proposals would have minimal impact on our neighbouring property

These changes are

- a) we have reduced the size of the proposed bedroom on the side of the property so instead of the outside wall running parallel to the boundary with our neighbours it now runs away from the boundary meaning as it nears the point where our neighbours front door is located it is now some 1.8m from the left hand side of their door (as you look from the outside) and is not directly in front of the door minimising any impact on light due to the height of the extension.
- b) We have removed from our original plan relocating our garage from its current location to the side of the property. By doing so we remove any extensions along our boundary directly in front of our neighbour front door (with the exception of a small extension 1.3m wide over 2.8m from their front door) or along the boundary impacting light into their front bedroom side window and making a significant reduction in the size and overbearing nature of our proposed extension to remove any significant creation of a passageway effect or impact on light into their front door.

In summary, we feel the above reasonable amendments to our original plan should satisfy both the original and more recent concerns raised by our neighbour and the conclusions found when our original application was refused, whilst also allowing us to retain a fair amount of our original planning proposal to meet the needs of our growing family.

With regards to the concerns raised in reference to the depth of the foundations of the extension we would of course be following the party wall act process due to the development being within 3m of our neighbour's property however I understand this is more a civil issue rather than a planning consideration.

Yours Sincerely

Tim Josephs