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From: Chris Moore [REDACTED]
Sent: 12 May 2021 09:27
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Francesca Lester [REDACTED]
Subject: Extension and Alterations - 22 Tudor Close, Middleton, Bognor Regis - M/47/21/HH.

Dear Kathryn,

I notice that you are the planning case officer for the above development. You have taken over from Zac Denton who was the case officer for the previous application which was refused.

A not insignificant amount of consultation has taken place with Zac following the previous decision to come up with the present proposal which we hope will be acceptable in planning terms. I notice that whilst Middleton Parish Council have no issue with the proposal, there have been two neighbour objections on the submitted development. In summary the basis for the objections appear to be:-

From No. 91 Middleton Road (24 April)

- Loss of privacy and size of windows proposed. Overlooking into rooms in their house.
- Not in-keeping with the existing 2 storey house to the left.

From No. 91 Middleton Road (5 May)

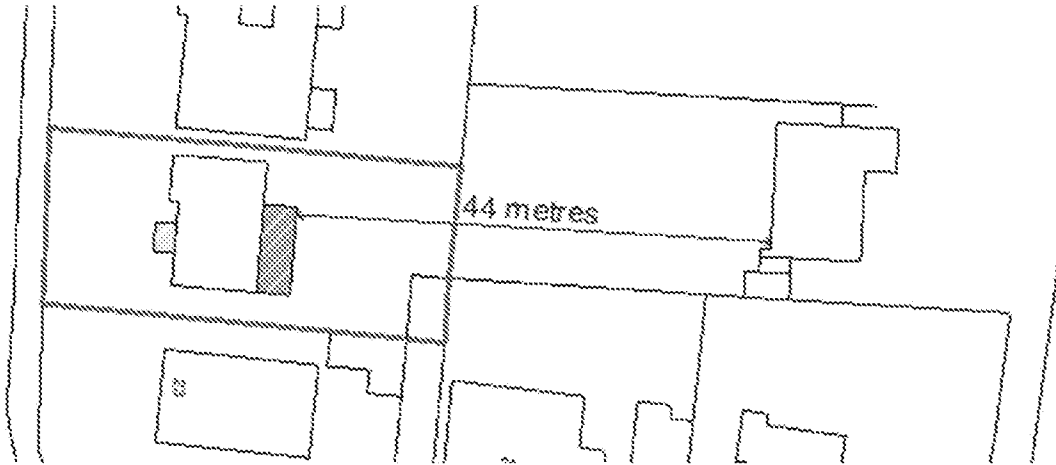
- Harmful rear visual impact and over-bearing.
- Reduced ridge height from previous application but still higher than No. 21
- Concern about increased mass of the building.
- Disproportionate size and number of rear facing first floor windows.
- Overlooking into their rear garden.
- Lower eaves to the front but not to the rear

From No. 24 Tudor Close

- Size and height and not in-keeping.
- Overlooking and loss of privacy

In reply to these objections I offer the following to be considered with this application;-

The principal rear elevations of No. 91 Middleton Road, sits approximately 44 metres away from the closest point of the proposal, nearly twice the accepted separation distance for two storey properties. Whilst there can be some loss of privacy, no more than accepted design guidelines would allow.



The mass of the building, considered important from the streetscene has been sensitively considered, amended and agreed in principal with the previous case officer following the refusal of the original application. The rear mass of the building, accepted that it is greater than the front, allows for the needed accommodation for the applicants family needs.

The size, positioning and number of windows in the rear elevation are considered in proportion and sympathetic to the design of the building.

As regards the overlooking into the garden of No. 23 Tudor Close, these would be oblique views only and entirely in-keeping with accepted planning principles of design.

I would ask if these comments could be considered as part of the application and if you have any queries then please contact me.

Kind regards,

Chris Moore

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