

48 Lane End Road
Middleton On Sea
West Sussex
PO22 6LT

07.07.2022

Dear Kathryn Welch,

We are the applicants and have put together a response to the comments that have been submitted onto the planning portal.

Application No: M/48/22/PD

Site Address: 48 Lane End Road, Middleton On Sea, PO22 6LT

Description of Works: The construction of an additional storey,

Please see below.

Kindest Regards

Daniel Cutts

Prior Approval M/48/22/PD - Response to objections

Light

The second storey extension does not exceed the property's original footprint, and so the claim for loss of light is not a valid point. Currently, our property is in the shadow of number 46 Lane End Road, which has already completed a two-storey full-width rear extension that is approximately 4 metres beyond our planned second storey.

The proposed roof on our property is pitched and is exactly the same as we currently have and will be no more than 3.5 metres above the ridge of our neighbours 46 and 50. I believe it is most likely to be around 2 metres, but due to its design, if it does create a shadow at all, it will be negligible and will not negatively impact our neighbours' property.

Privacy Overbearing

The concern of privacy is an interesting point as 50 Lane End Road has an approved planning application (M/55/21/HH) that has a second storey window on the east elevation that would look out onto our rear garden and also on to number 52s garden. It also has two-second storey windows on its north elevation, overlooking 52 Lane End Road. We are confused why 50 and 52 Lane End Road would object to us having the same window level, especially as it has already been done on number 46.

The side elevation does not overlook any of our neighbours. We have made a point of not adding any second storey windows down the side elevations, as this is a rule under the permitted development act of adding an additional storey.

Also, 46 Lane End Road has a rear extension and has added a full-width two-storey rear extension to the property that overlooks our property and can see into the gardens of 40 Lane End Road through to 52 Lane End Road.

There does not appear to be a problem with the loss of sunlight as the sun rises to the rear of our properties and sets in the front. 46 Lane End Road's full-width East elevation two-storey extension, which also sits around 3 or 4 metres further out than the rear of our property, currently blocks our late evening summer sun. 50 and 52 Lane End Roads will not lose any more light due to our development sitting behind that of number 46.

We are also only planning on going up on the existing building. There are no windows in the second storey side elevations. Also, because we are not extending forward of the original footprint for the second storey, the 45-degree rule has no bearing on this application.

We would also like to point out that our property is also overlooked by a property in the Layne in Elmer Sands. When this property went on the market, you could clearly see into our garden from their promotional photos.

Street Scene

The street scene has been mentioned. Yes, the street scene will change, but with the second storey permitted development rights introduced, the policymakers knew this. That is why it is permitted development with "prior approval".

Lane End Road is a mixture of bungalows, houses and chalet bungalows. The houses are not altogether, and they are dotted up and down the road on both sides. Furthermore, as times are changing, so should the properties to accommodate the owners' needs. Elmer Sands (adjacent road) was once full of little chalet shacks, and now that has evolved, and every property is different from huge art deco three-storey houses to small bungalows. There have been several bungalows that have been converted into two-storey properties, which also still sit between two bungalows, such as planning application M/83/07.

If you walk down Lane End Road, you will see that there are no longer matching pairs of bungalows. Looking at the three pairs of bungalows in a row (44-54 Lane End Road) no pair is identical anymore.

- 46 Lane end Road has an entire rear and side dormer conversion along with a front porch.



- 50 Lane end road has carried out a garage conversion which has changed the look and feel of our property and now no longer looks like a pair of bungalows especially now a fence has been erected by number 50 between the properties



- 52 Lane End Road has changed the colours of windows, fascias, and soffits and changed the colour of their roof tiles, making their property stand out.



The property opposite 48 Lane end Road has had a dormer conversion, which can be clearly seen from the road and has dramatically changed the appearance of the property's front elevation.



Finally on this point (but also relevant to the following two sections), it should be noted that our property is not within a conservation area and it is obviously not listed. So there is no restriction/limitation/obligation upon us to refrain from making changes along the lines of what we have proposed. Despite this, as explained elsewhere in this document, we have still tried to keep our proposal sympathetic to its surroundings.

1950s Character

We have maintained the 1950s appearance by duplicating the ground floor to the second storey including materials, bay windows and using the existing roof structure and tiles. The main roof does not change style, shape or materials. Claims that we will have to knock the whole building down are ludicrous and completely exaggerated.

We have tried to keep our plans in keeping with the original building, but just walking at the north end of the road you can see that number 52 has changed their garage door, windows, fascias and soffits to be a slate grey colour and also changed the colour of their roof tiles(rear) which is not in keeping with the 1950s theme.

There are also a number of other properties that have ignored the claimed 1950s theme and externally smooth rendered and added modern front doors that have once again changed the feel and removed the 1950s theme from the road.



In fact, we know of more neighbours planning on rendering their properties, so even more of the roads 1950s theme will be lost.

"Bungalow road"

If you take a look at the photo below, you will see our property (circled in red), and you can see the start of the houses. These houses (whether you want to call them chalets or not) are considerably taller than our proposed plans but are not that far away in the road that our proposed plans would stand out.



Precedent

It has been mentioned that the approval of our planning application may set a precedent for turning bungalows into houses. Well, yes, but the new permitted development guidelines

from The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 have done that already.

For example, when the loft conversion permitted development right came in in the year of 2015 there was a fear that every bungalow would become a chalet but do you see every bungalow being converted? No, absolutely not, and just because we are using our right to expand does not mean that everybody that buys a bungalow on Lane End Road will do the same.

Opportunity for elderly or disabled

There will still be bungalows for sale and as already pointed out, Middleton on Sea and Felpham are filled with bungalows but what is lacking in Middleton on Sea is good-sized family homes with the garden space to bring up a family. This is all we are trying to do, create a nice place for our two children to enjoy.

We believe that we would not have any impact on number 52 Lane End Road, as the reality is that it is too far from our property for the extension to have a significant impact on number 52 (or any impact at all).

No properties of the road have added an additional storey, changing the height and appearance of the buildings from the front elevation.

Walk past 48 Lane End Road towards 46 Lane End Road, and you can clearly see a huge side elevation dormer. Look across the road from 48 Lane End road, and you can see dormers and windows on the front elevation that go down the side elevations of the property, clearly changing the front elevation of their properties. Both properties have previously been mentioned above with photographs.

To Conclude

It is quite clear from the comments that the residents of Lane End Road who have objected are not aware of the new permitted development rights introduced in September of 2020.

Adding another storey to any house is considered to be permitted development (not requiring planning permission)

For the bungalow to be allowed as permitted development, it has to comply with the following

- Is not a building containing one or more flats, or a flat contained within such a building
- Was constructed between 1 July 1948 and 5 March 2018
- Has not already had additional storeys added to it
- Is not on Article 2(3) land* or a site of special scientific interest

- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.

As stated above 48 Lane End Road passes all of these requirements.

The adding of a second storey can be carried out no matter whether the property is attached, detached or even a mid-terrace property. Under permitted development, we can go up to 3.5 metres above the attached property's roofline, and we are not exercising this full right.

Our planning application has been designed sympathetically to ensure it complies with the existing permitted development rights to extend or alter the external appearance of the materials used to construct the additional storeys. These materials are of a similar appearance to that of the existing bungalow.

This new second storey permitted development legislation was introduced to encourage people to extend their existing dwelling to accommodate growing families; it clearly states in the permitted development legislation that all properties, including semi detached bungalows, are permitted to add an additional storey.

This permitted development legislation was brought into effect on 31 August 2020 as a measure to support the economic recovery from the Covid 19 outbreak by encouraging development. This planning application would provide much-needed space for our young growing family without having to uproot the family.

We have lived in Middleton On Sea for the last ten years and have planned to settle here for the foreseeable future. We have invested in the area and seen it grow from strength to strength, and we feel there is nowhere else better to bring up our two very young children.

Finding a family home in the heart of Elmer was an 18-month long struggle, and we had to compromise a lot, and all seemed lost because of the exceptional uplift in the property market. We could see ourselves getting priced out of Middleton On Sea quickly and decided to explore our options and seek professional help and guidance.

After Lots of research, it became clear that the introduction of the second storey extension permitted development right was going to be the ticket for us to be able to buy a run down and tired property and make it into a very special lifelong family home for our growing family. Furthermore, allowing elderly grandparents to visit and stay with us, so they can also watch our two children grow up.