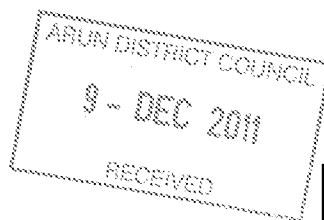


3C



1 West Close,
Middleton on Sea
Bognor Regis
West Sussex
PO22 7RP



7 December 2011

Planning Reference: M/91/11

Arun District Council
Arun Civic Centre
Planning and Building Control
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Dear Mrs Chapman

We understand you are the case officer for planning application M/91/11/. Please find below our objections to the proposed plans for developing a first floor extension to form two bedrooms on the north of 2 West Close.

1. Inaccurate Plans

The application shows inaccurate block plans (08 and 09) from over 5 years ago, prior to the extension to 1 West Close (planning application M/76/06). This is misleading as the plans do not accurately represent how the proposed extension will impact on both the ground and first floors of 1 West Close. We recommend a site visit to assess the impact on the neighbouring property to the north. Please refer to the enclosed overhead photo of our plot taken in 2010 on which we have indicated the layout of our property and corner garden seating area, (the corner mosaic seat has been progressed since the photo was taken).

2. Boundaries and Effect of Level of Daylight to Neighbouring Property

The extension to our property to the north, completed in 2006, has a family room, garden and upstairs bedrooms that would be overlooked by the proposed development. This will block light to the property and be overshadowing.

The current single storey extension is already very close to the boundary of 1 West Close to the North where fencing, hedging and leylandii trees are located (see photo enclosed). The distances are not accurately represented in the block plans on the application and a site visit is required to assess the impact.

3. Protection of Amenities of Adjoining Residential Property

We note that no window or ventilation is shown for bedroom 6 in the plans. This room will directly overlook the family room, first floor bedroom and back garden of the neighbouring family's home. The existing single storey extension to 2 West Close

was approved (Planning M/68/87) on condition that *"no windows or other opening other than that shown in the plans hereby approved shall be formed in the northern wall of the dining room, kitchen or breakfast room without the prior permission of the Local Planning Authority on an application on that behalf to protect the amenities of the adjoining residential property"*. This condition is now even more relevant given the location of the proposed first storey extension in relation to 1 West Close. The lack of provision for window or ventilation in the plans does not seem to square with building regulations and the condition for no windows or openings on the northern wall should be maintained.

Please note 1 West Close has solar panels on the roof to the south sides of the house and the impact of any consequential loss of solar array should be taken in account when considering this application (please see point 5).

4. Drainage and Increased Risk of Inundation to Neighbouring Properties

The roof gullies of 2 West Close currently empty into the land drain on an already inadequate and overworked drain that runs through the garden of 1 West Close. There has been flooding to our garden, the roadway and properties on the opposite side of the road and any increase in water quantity will exacerbate this problem. This problem is publicly acknowledged by Middleton on Sea Association which held a Formal Meeting on the issue of estate drainage on 11 October 2011. Any building amendments must ensure appropriate provision for drainage within the boundaries of the property undertaking development.

5. Technical Feasibility of Proposed Plans

The drawings presented do not appear to work technically. Roof heights on the plans do not look high enough to create habitable rooms on the first floor. The proportions of bedroom 6 (proposed floor plan) do not correlate with the proposed side elevation plan and it allows no possibility of passage under the proposed gully roof from bedroom 6 to the proposed en suite bathroom. Head heights do not reconcile and the proposed front elevation drawing indicates roof height will be much greater than that shown on the proposed side elevation. This raises concerns that the side roof construction is likely to be much higher thus exacerbating the aforementioned objections of loss of light and amenities of neighbouring residential property.

6. Overdevelopment

The proposed plans represent overdevelopment, creating at least one bedroom for which Local Authority Planning does not permit windows or openings. In addition, the extended size is not proportionate to the plot which would appear not to have adequate provision for parking for a 6 bedroom house.

Yours sincerely,


Mr Graeme McMurchie
Mrs Louise McMurchie

Enc: Photo of plot and adjoining properties
Planning Ref: M/91/11



#1 West Close

Ref M/76/06

□ land drain routed
via 1 West Close
Southwalk

#2 West Close

M/91/11

SOURCE: HELICAM
OCTOBER 2010