

Mr & Mrs G McMurchie
1 West Close
Middleton on Sea
Bognor Regis
West Sussex
PO22 7RP

Your Ref: 000011965
Our Ref: M/91/11/
Please ask for:
Mrs J Chapman

7th December 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

First floor extension above lower roof of existing dwelling to form 2 bedrooms.
2 West Close Middleton on Sea

Thank you for your internet representation made on 7th December 2011 which has been recorded as **an objection** with the comments as follows:

M/91/11□

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. □

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

The extension to the 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. □

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The current single storey extension is already very close to the boundary of 1 West Close to the North where fencing and hedging are located. The distances are not accurately represented in the block plans and a site visit is required to assess the impact. □

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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 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. □

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

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4. Drainage and Increased Risk of Inundation to Neighbouring Properties□

The roof gullies of 2 West Close currently empty into the land drain of 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