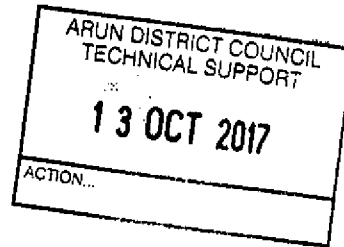


Arun District Council
Planning Dept
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



70 Ancton Way
Elmer
Bognor Regis
PO22 6JP

Attn: Mr D Easton, Case Officer

12th October 2017

Ref: M/94/17/PL
72 Ancton Way

Our Comment Ref: OWPC 15796

Dear Sirs

Our objections are as follows:

Visual Impact

Adverse impact on property value stated as an 'art deco' design in planning application. Area has a huge amount of character and is a unique area of bungalows/cabin style properties.

Design

The proposed development is overbearing and out of scale relating to the plot it has been designed for. In terms of its appearance/scale/size it does not integrate with the existing properties in the close vicinity. Sample photos given by the applicant are in no way relevant or close to Ancton Way, they are all in large detached plots facing the sea and not other properties.

Concerns

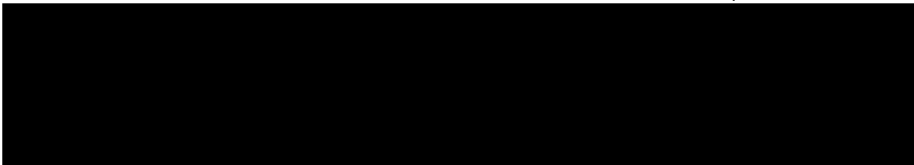
It is our understanding that a new build should be at least 1m from the adjacent building. At present the gap is 400mm and as we understand from the planning application this will be the proposed exterior wall of the new building so does not equal the 1m distance. If planning is granted we can see no possibility of this wall being built, there would be no space for scaffolding

There are also large concerns that the balcony on the first floor will overlook us at the front and the balcony and patio doors at the rear first floor will overlook the whole of our patio and garden with no private areas at all. The very close side wall is to have 2 windows built into at present there are zero windows. It states that they are to be powdered but if permission is granted we think frosted would be more appropriate.

To the front of the building it is proposed to have a 1.5m wall, the vision will be restricted to vehicles exiting the property and to vehicles passing by.

In conclusion to our objections we feel that this application is unacceptable as it is a high density/over development of site, out of character of properties that are next to and opposite, loss of garden land and the open aspect of neighbour.

Yours faithfully

A large black rectangular redaction box covering the signature area.

GL & L Allen

N.B. Please see attached copy of development document issued by Adur District Council regarding space between side boundaries which I assume is similar if not the same as your own regulations.

- 2.4 The space required between buildings is affected by the location of principal windows and the need to maintain privacy between facing windows and allow light to enter such windows. A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy. For developments over 2 storeys in height this distance will need to be increased.
- 2.5 Where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure or 14m between a principal window and a two-storey structure, in order to allow adequate light to enter the windows. In the case of flats, developments should be avoided which include flats with only north-facing windows since these would not benefit from any direct sunlight.
- 2.6 Elevations with no principal windows should be set back at least 1m from a site boundary to allow access for maintenance and to avoid a cramped appearance.
- 2.7 The requirements considered above can be applied to the location of a dwelling/flat in relation to its side, rear and front boundaries.

SIDE BOUNDARIES

- 2.8 In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of 1m should be provided between any wall of the dwelling and the side boundary. However, on a corner plot and in the case of large detached or semi-detached houses (over 10m wide or more than two-storeys high) and blocks of flats, a gap of at least 2m will be required in order to avoid a cramped appearance. An exception may be made in the case of linked semi-detached dwellings where pairs of houses are linked by a pair of garages. Detached garages to the side of a dwelling may also be acceptable abutting the boundary, but preferably should still leave a gap of at least 1m between the dwelling and the garage to provide access to the rear garden.

Side Boundaries

*A minimum gap of 1m should be provided on the side boundary.
But for larger houses and flats a minimum of 2m will be required.*

