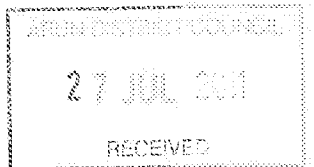


PXC



ACK

54 East Front Road

Pagham

Bognor Regis

PO21 4ST

July 21 2011

Director of Planning Services

Arun District Council

Maltravers Road

Littlehampton BN17 5LF

Dear Director,

Re: Town & Country Planning Act 1990

Application ref: P/~~47/11~~ - 52 East Front Road Pagham

PO21 4ST nb NOT a log cabin in Harbour Road with identical reference!!!

Proposed new extensions 52 East Front Road Pagham

We write in objection to this recent application for permission to extend this property on our West flank boundary adjacent to our home of the past 27 years.

We have had sight of the plans and wish to object to the proposal on the following grounds:

- i) Too close to our 100% timber railway carriage building: Loss of sunshine to our West side : increased fire risk to us.

The owners propose to build ON THE BOUNDARY which is 1660mm from our toilet/bathroom and bedroom on the west side of our property. This is too

close for decent privacy and comfort. At the moment they too have a 1660mm wide approx pathway at the side of their property leaving a total space between properties of 3320mm. This mandatory distance has proved acceptable for all in the years since the properties were built in 1920-1925. It will be reduced to 1600mm.

The reason for the gaps was to avoid the spread of Fire and the jumping of Fire between neighbouring properties when fanned by prevailing Westerly winds. It was also to facilitate access to the beach for the Fire Brigade in the event of fires on the south side of the buildings.

The reduction in this gap between the new extension and our home will create darkness and dankness to the west side of our property with reduced airflow and sunlight which will cause an explosion in the growth of algae and create a rat run along our path. There are rats in the banking north side of East Front Road. The proposers show lack of consideration by taking our afternoon sunlight.

- ii) The proposed construction (no construction details are available to us) has been mooted as timber frame and timber clad. The issue of Fire hazard is therefore of great concern - especially if the Fire break is reduced to 1660mm. Please remember that the prevailing Westerly/North Westerly puts us 1st in line if the proposed extension catches fire. We will be just 1.6 metres to the East which is unacceptable to us- the breezes here on the beach are much stronger than elsewhere locally and the area of SSSI land just the other side of East Front Road is often set fire by visiting children from the caravan park at Church Farm during summer months.

Also, the existing roof material of no.52 is mineral felt ,itself being potentially flammable from flying sparks and especially FIREWORKS and BARBECUES both of which the proposers are frequent participants in. Cladding in timber will require a fireproof paint finish to the exterior of the East flank of the building, which is going to be visually unacceptable to us. Furthermore, we are in the process of fencing the boundary in our own choice and style of timber and colour. The proposers will be therefore unable to service and maintain any paint finish applied to the East flank of their buildings (unless they are built away from the boundary.

iii) Excavation for footings / foundations.

We are deeply concerned about subsidence and landslip as the proposed construction is on the boundary just 1660mm from our building. The boundary wall removal is bound to damage our path and our main building is only supported on brick piers on shingle. It is highly likely there will be collateral damage of some sort. From the plans it appears the depth of excavation would need to be in excess of 3 metres in order to facilitate the footings of the below- ground room that is proposed underneath the accommodation floor.

iv) Below- ground room called "boat store"

Nobody I know has a "boat store" on Pagham Beach. Most people leave boats on the beach and always did. When we bought our property there was a small boathouse in the gap between our bungalow no 54 and 56 East Front road but I removed it to improve beach access for my own boat. I believe the real purpose of

this proposed room is a children's "rumpus" room and an occasional overflow habitation at times of increased guest accommodation etc. The proposer told me some while ago that there would be a rumpus room for his children and their friends included in the extension plans. He has chosen to use the above ground rooms for utility purposes and 1 new Bedroom but no new children's rooms or playrooms appear on the plans. The proposed new underground "boat store" is approximately 2.3 m high from floor to ceiling accessible from the north by a normal height door and is of a size for a rumpus room. We object to this possibility as we know that the boat has been stored outdoors all winter and would probably never see the inside of the euphemistically named "boat store". This is a sizable room which makes the extension a two storey extension - unacceptable within the local area plan. Other boat equipment storage spaces in other new builds in the road have been much smaller and not accessible by a 2metre high door.

- v) The bulk of the proposal right on the boundary effectively eliminates our view to the west with its trees and hedgerow down to Pagham parade and all the SSSI to the west of us . We will be staring at a blank wall towering above our own fence and obscuring a large part of the evening sunshine which we have enjoyed for the last 27 years since buying our bungalow. The proposer assured us he would keep the height to an absolute minimum. We feel he has reneged on this assurance as he has on others. We are suspicious that the proposed design readily allows for another storey to be build atop of this present proposal using the "verandah" as the ideal site to place the staircase to the 2nd floor. The

overall area of the ground plan would become too large for the plot according to guidelines of 40%.

- vi) Boiler emissions will be ejected straight into our property and garden where our grandchildren play and my wife and I intend to relax and enjoy our approaching retirement. If the breeze is offshore the boiler emissions will come along the new reduced width path and into my bedroom window on the front west carriage or into the front west corner window into our lounge.

This is totally unacceptable and the boiler needs to be sited on an external north or west wall to vent either to the North or West like other properties in this vicinity. We all have right to clean air and sunlight.

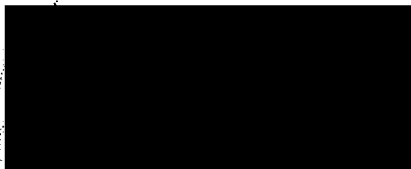
Building on the shared boundary

- vii) Rainwater gutters and downpipes. None are shown on the plans but no overhang of our vertical boundary of any part of the building or finishes would be acceptable.
- viii) Part of the proposal involves a party wall. No approach has been made to us regarding the necessary handling of this legal matter. Until such legal matters have been notified we cannot agree to any activity which will impinge on our boundary. This project would fall under the Party Wall Act 1996.
- ix) Building to the boundary will effectively prevent us from maintenance to the west side window (now over boarded) and west wall of our garage. Although a small distance from the boundary was achieved - in

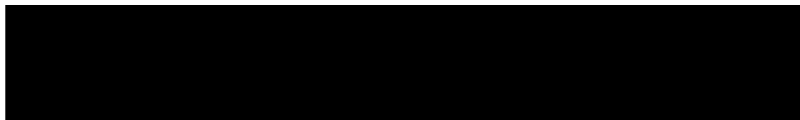
those days nobody living down here would ever build to the boundary and it was always implicit that it was the norm to leave access for occasional maintenance. Again the Fire risk is worrying - the proposer seeking permission to put a new wooden clad building just 300mm from our Garage in which we have a vehicle, wood, caravan gas bottle, paint, solvent, outboard motor and fuel tank, spare fuel etc.

We trust you will find the proposal totally unacceptable as we do. We do not wish to live like sardines in a tin : the entire lifestyle at Pagham is living surrounded by clear space and clean air. That is what we thought we were buying into 27 years ago. Other options are open to the proposers - they should now consider them.

Yours faithfully



John A. Holland



Margaret J Holland.

21 July 2011