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Zac Denton
Planning Dept
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

19th July 2018

Dear Mr Denton,

**Erection of 2 hipped dormers to front elevation replacing the existing velux windows.
Rear first floor hip to gable extension.
14 Windmill Drive, Rustington. Ref R/118/18/HH**

Further to the above planning application, I am writing on behalf of the adjoining owner, Mr Whitlock of 16 Windmill Drive, Rustington.

Firstly, I can confirm that my client has no objection to the front Dormers. They do however strongly object to the proposed rear first floor hip to gable extension. This was previously marked as permitted development, but is now included in the application.

As is evident from a site inspection and from a planning history search, the footprint of the original bungalow was only 9.5m deep, with accommodation at ground floor level only. It is now nearly 18m deep !

The loft was converted along with a one and half storey rear extension in April 2000 under ref R/61/00. This extension was 4.0m deep with a sympathetic hipped roof which raked back towards the main building. At its highest point the ridge of this extension is around 5.5m high, but due to the hipped nature of the roof, the ridge itself does not extend beyond the original building line. As such this earlier extension had less impact on the adjoining properties.

In 2017 a further single storey flat roofed extension was applied for under ref R/118/18/HH under the neighbourhood consultation scheme. This extension to the rear was for an additional 4m, resulting in a total of 8m in dept from the original building line. In the interests of good neighbourly relations, my clients agreed to this scheme without realising the full implications of the scheme until such time as it was built. The extension is only a small distance away from the boundary and with the high parapet wall, this extension has proved to be very intrusive and detracts from the enjoyment of their gardens. They now feel the extension is overbearing and over shadows their bungalow and gardens. Whilst the agreement stipulates an eaves height on this building of 2.7m it feels over bearing and I would be grateful if you could check the height of this extension whilst undertaking your site visit for the more recent proposal.

With regard to the more recent proposal, under ref R/118/18HH, I hope that you will consider that the property has already been over developed with the two previous substantial extensions to the rear, and that a further rear extension would be a step too far. I fail to see how this first floor roof extension could possibly be permitted development as it is over the top of an existing extension which previously required planning permission (R/61/00) and is not over the footprint of the original building. See condition B2b(ii) highlighted in red below :-

Conditions

***B.2 Development is permitted by Class B subject to the following conditions -
(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse***

This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration. For example:

☐ the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable

☐ the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

It should also be noted that a two storey rear extension on a detached house should only extend to a depth of 3m under permitted development, providing no other extension are undertaken.

On the basis that planning permission is therefore required for the rear first floor roof extension, we wish to object on the following grounds :-

1. The property has already been over developed with two previous large rear extensions. The footprint of the original property has been increased from 9.5m to nearly 18m.
2. The extension would over bear and over shadow the adjoining property.
3. The extension would be intrusive and detract from the enjoyment of the adjoining property and garden.

Regards

Yours sincerely



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