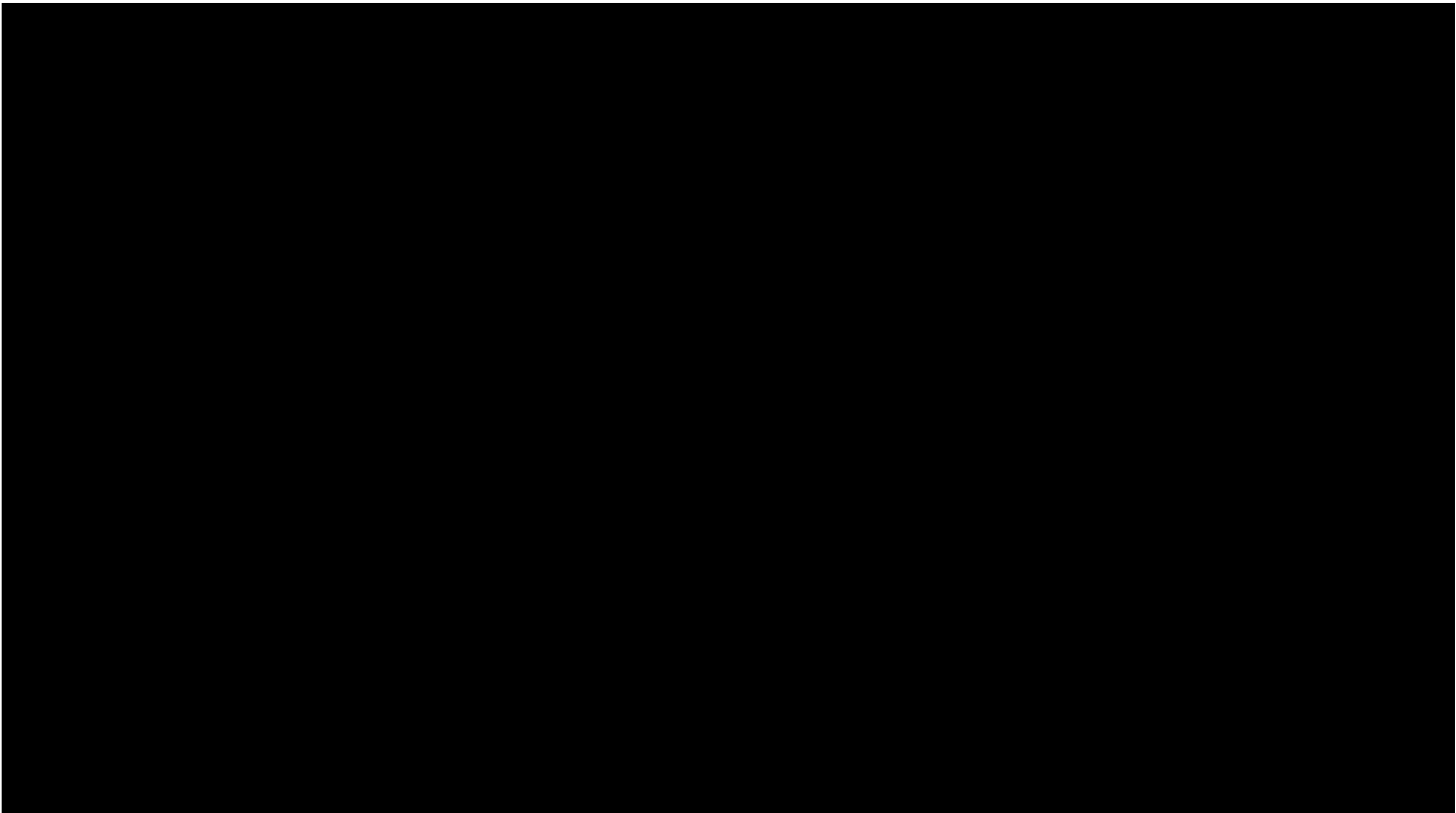




From: Phil Brown [REDACTED]
Sent: 22 September 2020 14:05
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: 31 Albert Road, Rustington - R/156/20/PL

Zac,

We note that there have been a number of objections submitted for this planning application and would respond to the principle issues that have been raised as follows:

- **Parking and highways.** WSCC Highways have not raised any objections to the proposals, so objections raised by neighbours relating to highways matters do not have any particular merit.
- **Overlooking.** We accept some proposed windows have been located along the rear elevation at first floor level. However, these would only serve bath / shower rooms and would be fitted with obscure glazing to prevent any overlooking. A condition could also be added that these windows should be non-openable. There would be no loss of privacy to any nearby properties as a result of the proposals.
- **Unneighbourly.** The proposal is for a which would fit well within the streetscene although it would not directly replicate any particular style or appearance. We would stress that the footprint of the existing building will not be increased. The proposals represent an efficient use of an existing site.
- **Overshadowing and overbearing.** The increase in ridge height that is proposed would be less than 2.4m, which results in a lower ridge height than the existing two storey properties along Mill Lane. There would be minimal impact on the occupiers of 29 Albert Road as they do not have any windows looking towards the site, and there would not be any windows which directly overlook their property. The adjacent property at 23 Mill Lane has a single storey extension running parallel with the property at 31 Albert Road, but 23 Mill Lane is to the south of the site and so the proposals would not result in blocking any direct sunlight.
- **Lack of external amenity space.** We have now added in a relatively new property on the site location plan and block plan which was constructed to the rear of 1 Woodlands Avenue, a short distance to the west of the site. This was constructed as a two bedroom bungalow with modestly proportioned external amenity space. It should be noted that consent was granted on appeal for a two bedroom, two storey property, but a bungalow was actually constructed which was the subject of a subsequent planning application. The external amenity space proposed for the two proposed properties at 31 Albert Road would be larger than that provided for the recently constructed property to the rear of 1 Woodlands Avenue. There is not a

consistent standard for external amenity space to residential properties in the vicinity of the site, and a wide variety of different spaces are in existence.

Please let me know if you have any comments or questions relating to this application.

Kind regards,

Phil.

Phil Brown
Director

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Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building

