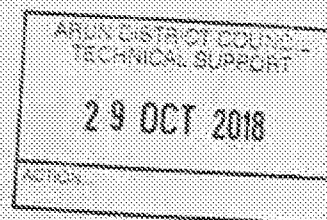


9 CROSS ROAD
RUSTINGTON
LITTLEHAMPTON
WEST SUSSEX BN16 2ST

Mr. Zac Denton
Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF



29 October 2018

Dear Mr. Denton,

Planning Application Ref: R/197/18/HH – 1 Pigeonhouse Lane, Rustington

We are writing in relation to the above Planning Application and wish to object to it on the following grounds.

Our property, 9 Cross Road (9CR), sits directly to the north of 1 Pigeonhouse Lane (1PL), around 1 metre from the boundary fence on each side (please see the aerial photograph already on the planning database for this application dated 19/10/18). The principal living areas of 9CR - lounge, dining room and office/study - face due south onto the boundary fence. The location of the window apertures to these rooms is original to the time both properties were constructed in 1959, with 9CR's positioning and internal layout designed to maximise access to natural light in relation to the bungalow to the south (1PL). Given that 1PL and 9CR are sited in very close proximity we strongly object to the above development project which essentially represents the addition of a full second storey to the existing bungalow. All of the proposed extension and elevation work to the front and the addition of the upper storey of the rear extension is to take place very close to our southern boundary.

The existing roof height of 1PL already exceeds that of 9CR and the current building line of 1PL to the west extends beyond 9CR. The effect of the proposals to create an upper floor to 1PL - the proposal to increase by some 1.2 metres the height of the brick wall to the north of the front gable of 1PL and the proposal to extend the existing roof height of 3.7m out by 5.7 metres to the west - would result in an overall east to west roof of 9.2 metres in length at a height of 3.7 metres. The proposed rear extension is a bulky and unattractive structure and is not integrated in appearance with the existing building -- it rises in total by 1.6 metres and directly in a solid brick wall only some 0.2 metres from the existing rear roof edge. These plans would create an overbearing structure almost on our boundary. The proposed extensions in the roof height and length would undoubtedly result in a very significant reduction in access to natural daylight and sunlight within the existing main living areas of 9CR and would cause substantial overshadowing on our external patio. This would be especially marked during the autumn and winter months. We would have no remedy to increase light conditions by the addition of windows as our property was originally designed to maximise light to the south and west given its close proximity to 1PL. In addition to these principal living areas being completely overshadowed by the bulk of the new building, the outlook from within would have the appearance of 1PL overhanging our property. The deprivation of daylight and dominating effect of the structure would have a serious adverse impact on our living conditions.

It should be noted that the current footprint of 1PL is an already extended footprint. A single storey rear extension and conservatory to the east of 1PL was approved by Arun District Council on 18 April 2005 (app ref R/55/05) on the basis that it was a single storey extension to the rear and the roof windows in the loft conversion would create an

overlook that was only oblique in nature. This converted 1PL into the five bedroom, four bathroom property which it already is today. The current proposals for the windows at the rear show that the roof window closest to our southern boundary on the east elevation (drawing 123/P116) is only 0.5 metre from the edge of the roof and would therefore directly look into our lounge window and beyond. This overlooking is not oblique in nature and is an unacceptable intrusion on our privacy and represents an undoubted loss of amenity. This will be even more pronounced if the roof window (like the existing roof windows) is a top-hung "velux" style with the sill around waist level, fully openable and the glass not opaqued. Furthermore, we would not be able to mitigate this overlooking by planting owing to the narrowness of the external corridor between our property and the boundary fence. In any event, planting of this height would also cut out the very light we wish to retain in the main living areas.

We note that there are errors, inconsistencies and omissions in the plans submitted to ADC, including:

- The increased height of the gable wall on the northwest and resulting increase in roof height varies – eg. drawing 123/P116 shows the wall increasing by a height of 1.0 metre and lying below the existing roof ridge, yet in drawing 123/P115 it increases by 1.2 metres so that the roof matches the existing roof ridge at a height of 3.7 metres. The Design Commentary dated November 2017 and attached to the previous application to the Willowhayne Residents Association "proposed to raise the existing gabled front projection by some 1.2 metres".
- The plans do not include contextual proposed elevations demonstrating the relationship to and impact on the two immediately adjacent buildings.
- The revised block plan 123/P106 omits the boundary distance from 1PL to 9CR.
- Block plan 123/P106 omits the new roof window at the front on the west elevation which is included in drawings 123/P113, 123/P114 and 123/P115.
- The application form states incorrectly that the existing roof materials are slate when in fact they are red roof tiles. No other information has been included in the application about materials to be used.

1PL is situated in a prominent, elevated position at the northern part of Pigeonhouse Lane close to the junction with Jervis Avenue. This northern part of Pigeonhouse Lane is characterised by largely single and 1 ½ storey dwellings within relatively narrow plots with limited visual gaps to boundaries. The eastern end of Jervis Avenue is of similar appearance comprising bungalows and chalet-style dwellings. The principle of introducing a second storey to this bungalow would set an unwelcome precedent for the area as a whole and will impact on the character of the locality. The extensions proposed are substantial and unlike the previous extensions and alterations at 1PL approved by ADC in 2005 which were integrated with the existing dwelling and its place in the overall street scene. The scale of the extension to the front of the property, with its emphasis on the northern boundary in close proximity to our property, will look bulky and incongruous from the street and give a cramped terraced appearance.

In summary, as well as the specific issues highlighted above relating to our own property, we consider this project clearly represents an unreasonable overdevelopment on a narrow plot which would be out of keeping with the local existing street scene and would adversely affect both our residential amenity and the visual amenity of the area as a whole. We should be grateful if you would take our objections into consideration when deciding this application.

Yours sincerely,

