

Knowle Hurst Road
East Preston
West Sussex
BN16 3AP

23rd November 2017

Dear Mr D Easton

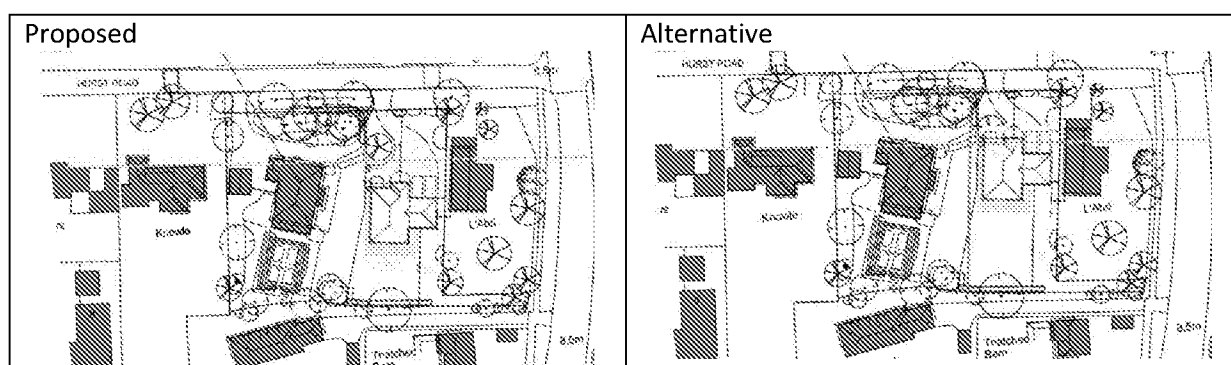
Ref – Planning Application R/219/17/PL for the Erection of 1 No. dwelling (resubmission following R/64/17/PL) at St Mary's Close, Hurst Road.

We are encouraged by this resubmission for the erection of one dwelling on the land to the east of St. Marys Close instead of the original proposal to erect four houses on the site (which was rejected but has been appealed by the developer). Whilst we are somewhat confused and nervous about the developer's future plans for the existing property on St. Mary's Close, which would have been demolished in the original proposal, we concede that this application is much more in keeping with its surroundings.

However, we believe some minor alterations to the design would achieve a much better outcome for the long term benefit of the future owners and neighbours, as described below.

Building line

We highlighted concerns with the building line in our objection to the original application and have the same concerns with the new proposal. The Design & Access Statement talks the '*building of the proposed development is set back to respect the general line of the road although L'Abri is the only property sited several metres forward of this*'. In our opinion, the house is sited too far back on the plot and is not consistent with the general building line of the road. The following diagrams demonstrate this:



Moving the house forward, as shown in the alternative plan, will create the following benefits:

- Alignment with the general building (shown in dotted yellow);
- Prevent overshadowing of L'Abri;
- Create a larger space to St. Mary's Thatch; and
- Maximise the benefit of a south facing rear garden.

West Boundary

The western boundary is shown with a kink, presumably to run parallel the eastern elevation of St. Mary's Close. This creates an awkward looking plot for both the owners of the new house and the future owners of St. Mary's Close. Every other boundary, including the western boundary of St. Mary's Close, runs on a straight line from front to rear and parallel to one another and believe this should be replicated in the new proposal (shown in orange on the alternative plan).

Side (West) Elevation

There are seven windows proposed on the western elevation, facing St. Marys Close. Some of these will be frosted for bathrooms but others will be clear glass which will overlook St. Mary's Close and seem excessive. For example, the family area has two large rear folding doors so are two additional windows really necessary on the western elevation?

These suggestions are intended to be constructive and will hopefully result in a fully integrated and complimentary design. We hope you consider these in your decision and, should approval be granted, incorporate as conditions of approval.

Yours sincerely,

Kevin & Marika Siveter