

## Kathryn Welch

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**From:** Build View [REDACTED]  
**Sent:** 12 November 2021 14:16  
**To:** Kathryn Welch  
**Subject:** Re: R/222/21/HH - REP Letters  
**Attachments:** 42 Pigeon House Existing and Proposed LPA Rev3.pdf

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Hi Kathryn,

Please find attached rev 3 as discussed. I trust this meets with your approval.

Kind regards,

Luke Ansell

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**From:** [REDACTED]  
**Date:** Thursday, 28 October 2021 at 14:28  
**To:** kathryn.welch@arun.gov.uk <kathryn.welch@arun.gov.uk>  
**Subject:** R/222/21/HH - REP Letters

Dear Kathryn,

Many thanks for your time on the call just now, I have recently logged on and noted some objections which I would like to address if I may:

### OWPC41249

This dormer has been presented with non-openable glazing below 1700mm and is presented with obscured glass. There is no loss of privacy and or the chance of any overlooking which may be considered unneighbourly. The opposing dormer also has obscure glazing.

### OWPC41340

Answers in order received:

- 1, The boundary has been taken from the ordinance survey maps, OSGrid Ref: TQ 610 172.
- 2, All Windows to the North are Velux type windows 1700mm from the FFL and as such do not present any overlooking issues and are permissible under PD. The proposed balcony is recessed within the roof structure with the glazed balustrade within the hip of the roof, thus making any attempt to overlook physically impossible.
- 3, As understood by the case officer during the pre-application phase, care has been taken during the design considering any adverse effect on the neighbours. The pre app ref: PAA/92/21/
- 4, The out door kitchen chimney has notionally been included, this is for BBQ's during the summer only and has been included to REDUCE any ad hoc smoke effect on any neighbour as and when my client has BBQ's.

### OWPC41401

We note that this falls outside the consultation period, however, would still like to address the raised points.

All roof lights are Velux roof windows and as such would fall under PD. The glazed eastern window over the stairs is non openable. The balcony and glazing has been acknowledged within the pre application received.

Please do let me know if there is any more information from us in relation to any of the points raised above.

Kind regards,

Luke Ansell

Yours sincerely,

The BuildView Studio



BUILDVIEW

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