

To: Miss K welch Case Officer Arun District Council

BY E MAIL ONLY 31ST JANUARY 2022

Dear Miss Welch

R/294/21/HH - Single storey rear extension and conversion of roof space to habitable use to include a rear dormer - 8 Botany Close Rustington BN16 2BJ.

I am instructed by the Owners/occupiers of 8a Botany Close to make the following representations on their behalf.

My clients OBJECT to the proposals.

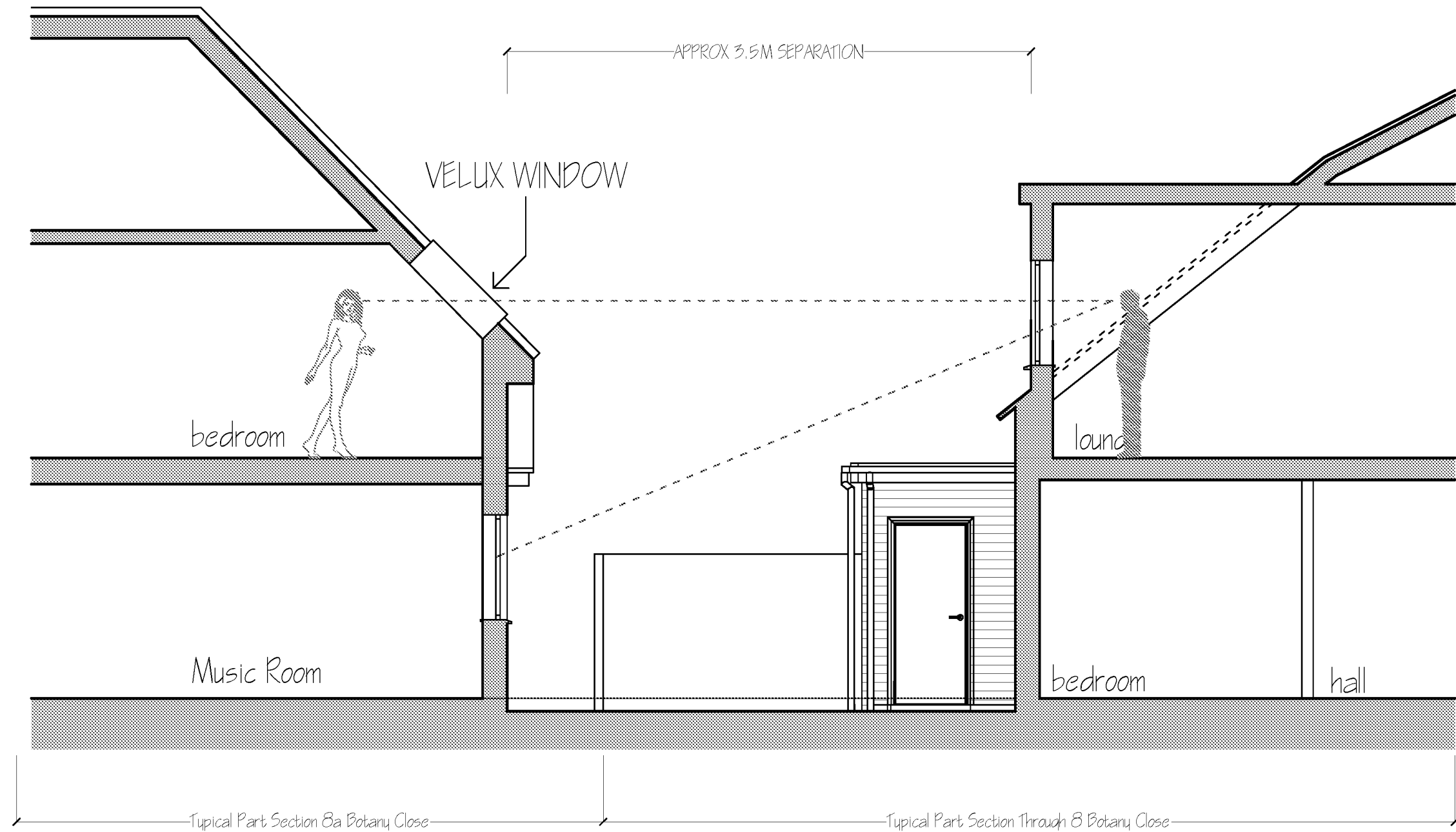
As demonstrated on the attached Architectural drawings prepared by my clients Architect, the proposals are in direct conflict with Arun Local Plan Policy DM4 - Extensions and alterations to existing buildings (residential and Non-residential buildings) and Policy 2 Housing Design in the Rustington Neighbourhood Plan for the following reasons:

- 1. the extension is unsympathetic to and is not visually integrated with the existing property in siting, massing, design, form scale and materials**
- 2. the extension is not visually subservient to the main building and will not provide for a high standard of amenity**
- 3. the extension would have an adverse overshadowing, overlooking and overbearing effect on those first floor and ground floor rooms in the eastern part of 8a Botany Close and the currently secluded rear garden and amenity areas enjoyed by my clients and would also give rise to a loss of privacy and light to those rooms/areas given the proposed windows to habitable rooms and their positioning in close proximity to the boundary and the overall scale and mass of the extensions**
- 4. the extensions are poorly designed and represent a negative overdevelopment of the site that would compromise the established character and street pattern of Botany Close through loss of existing car parking and inadequate car parking provision for the resulting 5 bedroom house and the introduction of an alien and uncharacteristic extension forward of the principal elevation of the existing dwelling.**

My clients also note that the proposals have not been designed in accordance with the Arun District Council Design Guidance set out at Part J.02 of the Arun Design Guide and that the proposals do not comply with the Building Regulations in terms of the spread of fire between buildings due to too much unprotected area (glass) in close proximity to the boundary.

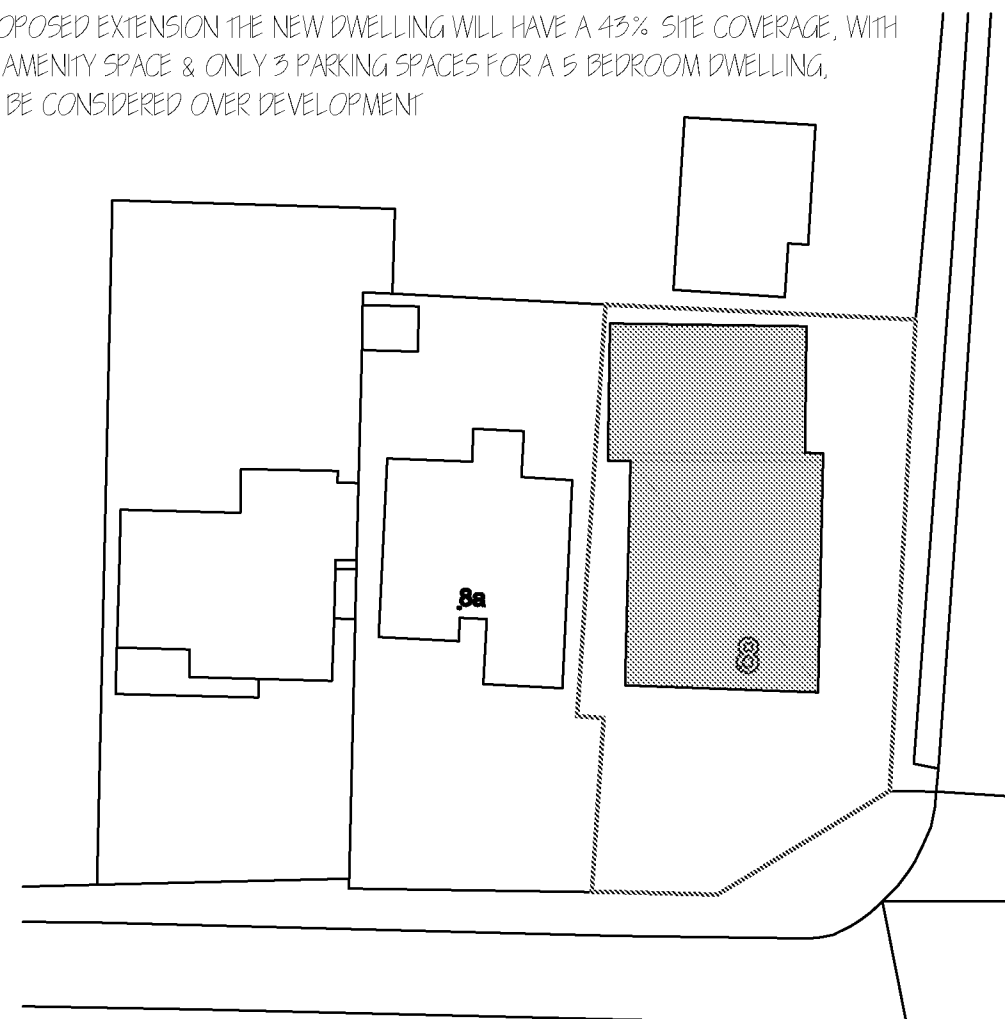
Therefore my clients respectfully request that this application be refused by Officers under delegated powers at the earliest opportunity.

Paul Collins BA (Hons) Dip TP [REDACTED]

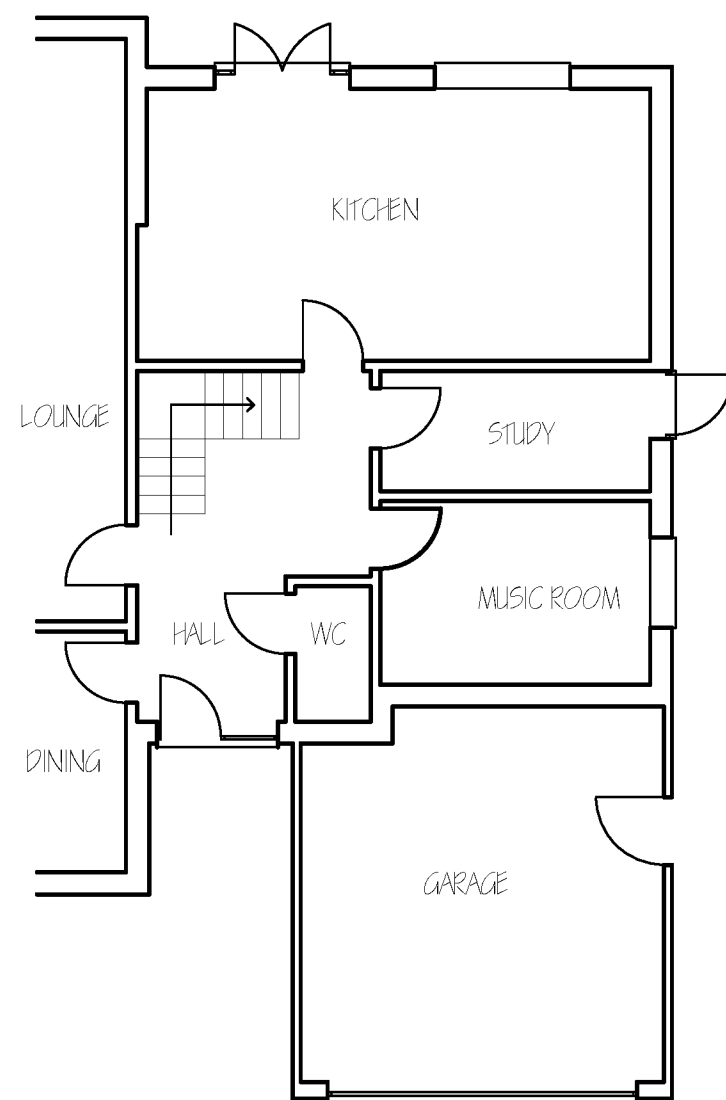
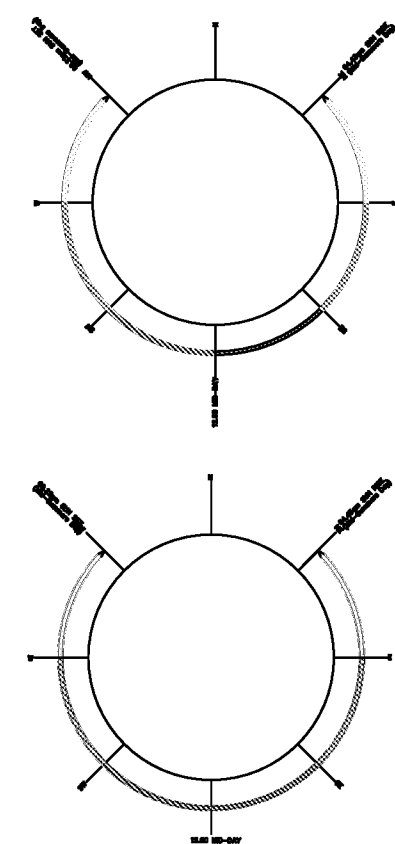


TYPICAL SECTION DRAWING THROUGH 8 & 8a BOTANY CLOSE (NOT TO SCALE)

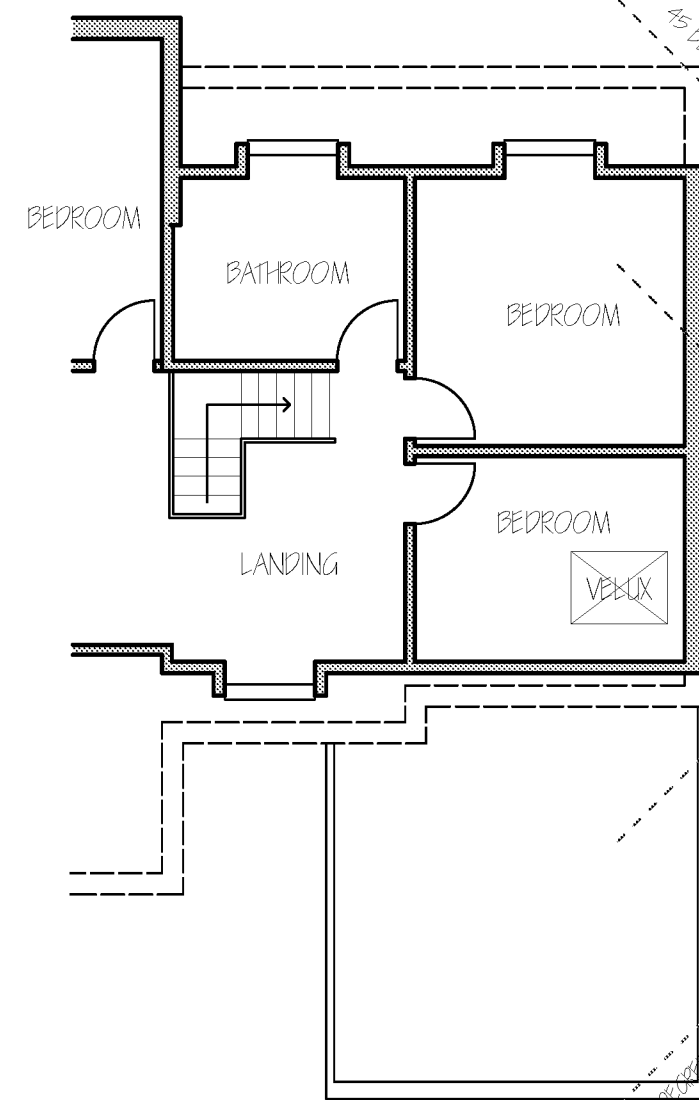
WITH THE PROPOSED EXTENSION THE NEW DWELLING WILL HAVE A 45% SITE COVERAGE, WITH VERY LITTLE AMENITY SPACE & ONLY 3 PARKING SPACES FOR A 5 BEDROOM DWELLING, WHICH MUST BE CONSIDERED OVER DEVELOPMENT



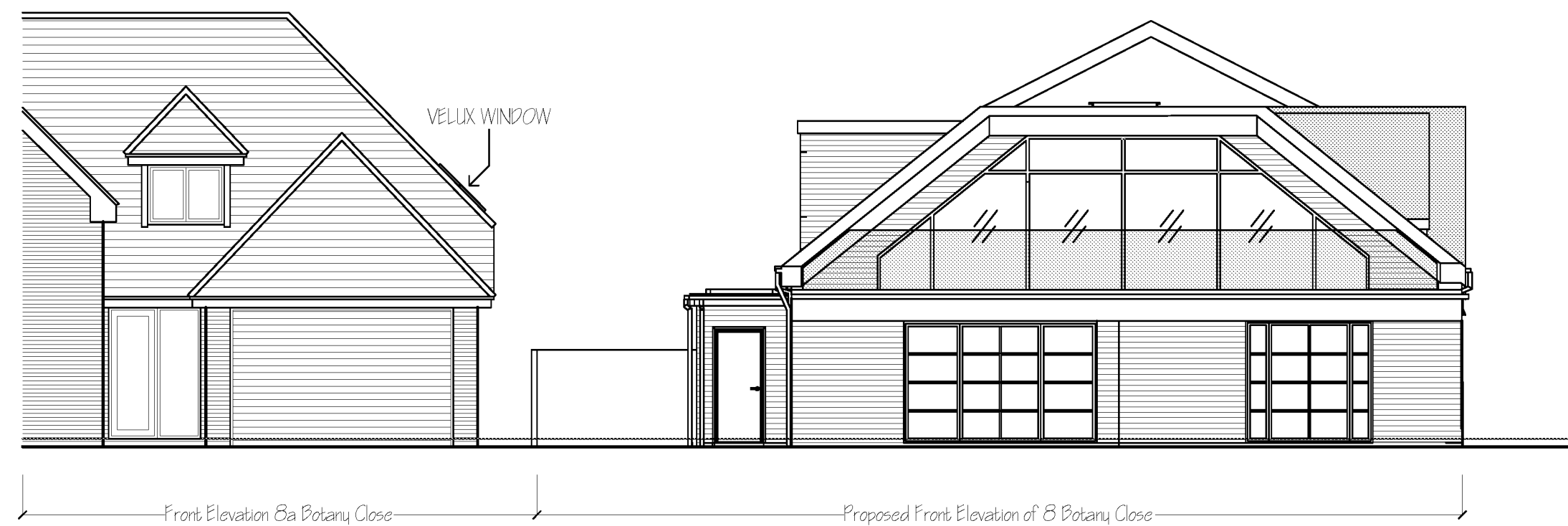
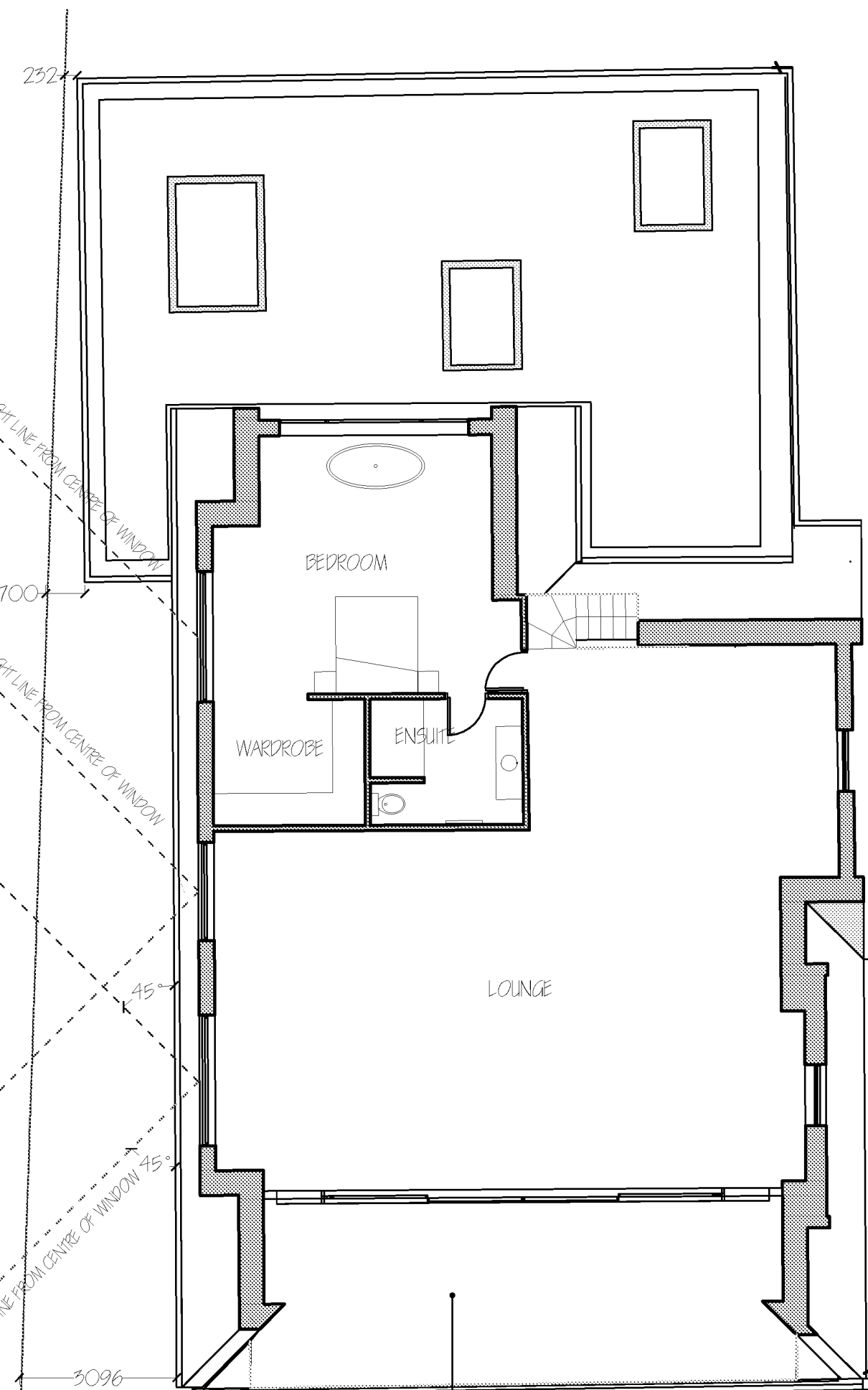
PROPOSED BLOCK PLAN 1:500



PART GROUND FLOOR PLAN NUMBER 8

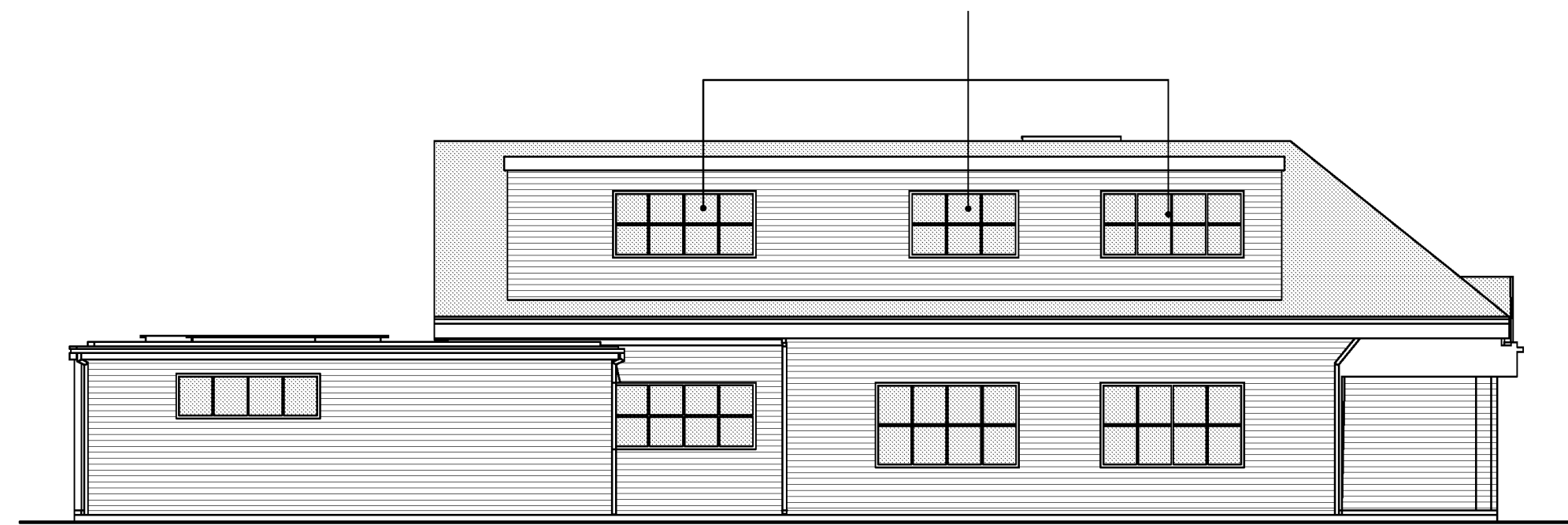


FIRST FLOOR LAYOUT PLANS OF NUMBER 8 & 8a BOTANY CLOSE



PROPOSED (PART) STREET SCENE ELEVATION

LARGE DORMER WINDOW WILL CAUSE LOSS OF LIGHT AND OVERSHADOWING OF ADJACENT PROPERTY. THE DORMER WINDOWS WILL ALSO CAUSE LOSS OF PRIVACY TO NOT ONLY THE ADJACENT PROPERTIES GARDEN BUT WILL ALSO HAVE DIRECT LINE OF SIGHT INTO THE VELUX WINDOW SERVING THE BEDROOM OF THE PROPERTY AT 8a.



NUMBER 8 - PROPOSED WEST ELEVATION INCLUDES 18.92 m2 OF GLAZING.

IMPORTANT NOTE - SPREAD OF FIRE RISK.

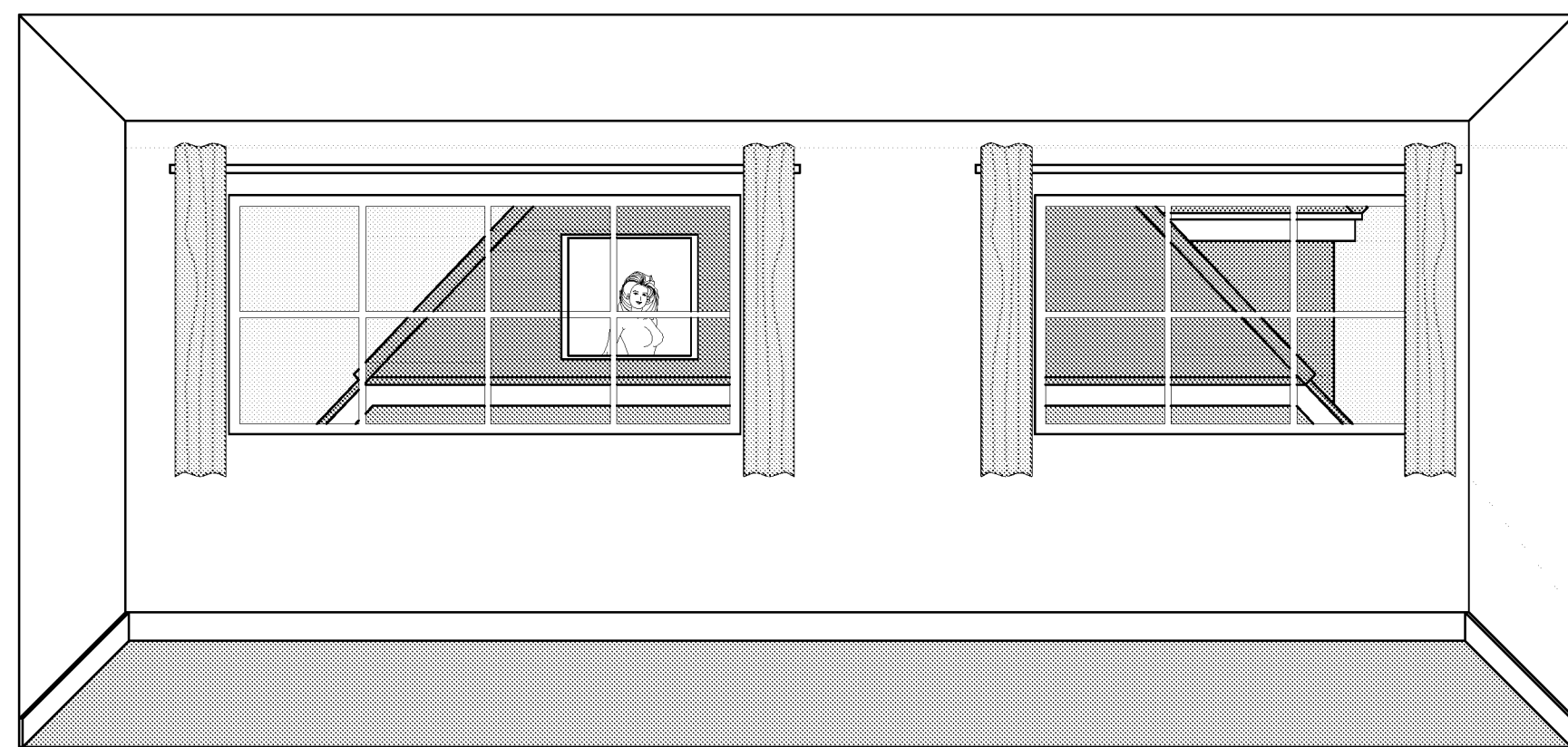
BUILDING REGULATIONS PART B4 STATES THAT IF ANY PART OF THE DWELLING WALL ADJACENT TO THE BOUNDARY IS WITHIN 1000mm OF THE BOUNDARY A MAXIMUM UNPROTECTED ARE OF 1.0m2 IS ALLOWED.

THE GROUND FLOOR BEDROOM TO THE REAR OF THE PROPERTY (LABELLED ITEM 12 ON THE APPLICATION DRAWING FLOOR2A) IS WITHIN 800mm OF THE BOUNDARY THEREFORE THIS ELEVATION CANNOT HAVE MORE THAN 1.0m2 UNPROTECTED OPENING. SEE ITEM 11.6 OF BUILDING REGULATIONS PART B.

WHILST IT IS ACCEPTED THAT THE WALL TAPERES AWAY FROM THE BOUNDARY, THE ANGLE IS NOT GREATER THAN 60% AND THEREFORE THE PROPOSAL DOES NOT COMPLY WITH DIAGRAMS 11.2 & 11.7 OF PART B4.

EVEN IF THE MAXIMUM DISTANCE OF FROM THE FRONT CORNER OF THE APPLICATION DISTANCE

PROPOSED SIDE ELEVATION - NON COMPLIANCE WITH PART B BUILDING REGS



INDICATIVE VIEW FROM NUMBER 8 PROPOSED FIRST FLOOR LOUNGE OVERLOOKING 8a BEDROOM

Project
EXTENSION & ALTERATIONS
8 BOTANY CLOSE
RUSTINGTON
WEST SUSSEX

Drawing
PROPOSED PLANNING OBJECTION

Architects & Planning Consultants
Clock Tower House, Lewes Road
Lindfield, West Sussex, RH16 2LH
Telephone 01444 - 484711

Client
MR M HARTNETT

Drawing no.	date	scale	drawn
MJH.PLOI	Jan 22	1:100	ARM
revisions			

©THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
NO DIMENSIONS TO BE SCALED FROM DRAWINGS.
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS.