

Planning Statement.

This is my supporting statement for the Section 73 application for small changes to windows and Cladding to external walls regarding the single story side extension of Field End House, Avisford Park Road, Walberton, West Sussex, BN18 0AP.

The principal of the extension has already been approved under the original planning Ref. Number WA/53/17/HH. This application relates to minor changes to the windows and cladding.

The windows are considered a reduction on any impact on neighbouring properties in terms of over-looking. We have permission to have the Utility window clear and approx. 3 times the size under existing permission, but we felt in the interest of the neighbour to the East, they would appreciate this significant reduction in size and to also obscure the glass for their benefit as well.

Removal of the South elevation Gable Window, the removal of the French doors, and instead a small casement window to the West elevation from the Utility room are also considered a reduction on any neighbouring property in terms of being over-looked, also for us as well.

To the North gable elevation, the alteration to the window in terms of size is like for like and being set so far back from the front boundary, and again being 2.4 metres up into a vaulted ceiling there is no over-looking to any neighbour, so no change, it's like for like.

The addition of one Velux window in the kitchen roof to the east elevation is of no loss of privacy due to it being positioned in a vaulted ceiling and being well above 1.7 metres, actual height is 2.5 metres high to the Velux windows and there is no loss of privacy to us, or to the east neighbour, the 2 Velux windows which replaced the single Velux window are also smaller in size.

The very light grey cladding used for the materials for the exterior finish of the extension are sympathetic to the existing dwelling house in terms of colour and texture, our house was previously a French grey colour in 2014, we re-painted several years ago to a Roman white which has a grey tint to it, also matching already to a part of our existing dwelling house which already has a grey fibre cement cladding to the first floor gable. I stated my intention to use

the Make- Marley Fibre Cement Weatherboard Cladding on my original application specification form under Ref; WA/53/17/HH. I wrote 'to use Fibre Cement Weatherboard Cladding to match existing materials of a part of the existing dwelling house'. Moreover, it was illustrated on DP2 drawing, and DP16 shows the existing cladding which we intended to match on the extension, which was also written and stated on the application specification form. The light grey cladding has been fitted on the extension for over 2.5 years to date. Up to September 2021 when we brought the house to the market to sell, it has become apparent, that minor details needed to be formalised, to reiterate, the cladding has been up for over 2 years, and nothing had been mentioned. (Historic photos can be provided to you going back to the installation date of between July and September 2019).

We are very well shielded to the South, West and North boundary with thick mature hedging/trees and shrubs as high as 4.5 metres, the north there is a pathway (twillen) connecting Avisford Park Road, which has tall mature trees separating the park as high as 6 metres. To the East which is our closest neighbour there is a 6 foot fence, which includes a trellis where there is a thick shrub growing along the fence line, the extension, being a respectful 2 metres to the boundary and being only a single story, and having obscured every window to the east elevation wall, we believe has a minimal impact due to the height of the fence, the top 5 rows of cladding are visible (1 metre that is viewable, most of this is the obscured windows within the mentioned visible 1 metre height cladded area) , the remaining cladding is hidden from the continuous fence line running along the entire boundary.

Avisford Park Road is characterised by various styles, shapes, sizes and designs of properties, having some built as early as the 1920's, 1960's and even a recent build built in 2012, and now 200 new build houses on a new building site where the South side fronts Avisford Park road, all the surrounding properties including the new builds are of various styles, some with grey/black slate roofs, some red/orange, some brown roofs, various tile shapes and sizes, some walls are rendered, some painted various colours like white, and cream, and even a blue colour, and various textures, pebble dashed, some rough cast render, some smooth render, some were pebble dashed originally and have now been smoothed over to a flatter finish and are not the original finish, also many applications for cladding with a variance of colours have been approved, and granted permission within our road in recent years, Examples below.

Planning ref; WA/17/12NMA at 'Two Ways' which was built in 2012 had permission to use fibre cement weatherboard cladding to the 1st floor covering around two thirds of the wall area and then under an NMA had permission to change their cladding to a Cedar cladding, this property sits fronting two roads, one being Avisford park Road, and the other being Yapton Lane and are in clear view from both roads and all surrounding neighbour's gardens, the property is unique within our road.

Next door to this property, they have green cladding to the 1st floor and is fitted all around the property including gables which is visible from the road and gardens.

Another recent permission granted in 2020 which was approved under WA/104/19/HH, 'Southover' it's 5 doors away, and is a similar property to ours, they have permission to clad their entire existing west facing dormer in cedar cladding, and the new east dormer too, including the dormer cheeks in cedar cladding which faces the road and surrounding neighbours, this would make this house unique along this side of the road.

'Downs House' planning granted in 2021 under Ref: WA/103/20/HH. They have permission to use vertical cladding and a complete glass fronted north wall and gable elevation, including a seemed metal roofing system which makes this property in our road unique too.

'Park View' planning granted under WA/45/18/DOC approved in 2018 with permission the use the same horizontal cladding as our property, theirs being in a violet blue weather boarding to the rear 1st floor external walls and a blue/black fibre cement slate tile to the roof, will be visible to all neighbours to the south and across into Henty Close so again unique for our road.

'Stafford Cottage' planning number WA/75/16/DOC was approved Larch cladding to the first floor around the complete property including a large two story extension to the rear, this was changed I believe under an NMA to a very dark charcoal colour fibre cement weatherboard cladding, this we believe is relevant because it is in clear view of Yapton Lane, Avisford Park Road, and the rear gardens of some residents in Avisford Park Road as the property backs onto them.

From the footpath (twitten), to the North only having one immediate neighbour 'Greenhedges' to the east, and with no neighbours to the west, and no neighbours to the north fronting us, not even a road, just a small footpath,

we consider that being so far back from the front north boundary to the pathway (twitten), and so far back from our existing dwelling, that we have no impact to the appearance of the street scene.

The new build development on Tupper's Field with 200 houses, all vary in size and style, really are nothing like any property in Avisford Park Road, many neighbouring properties along Avisford Park Road in recent years have extended within one metre of their boundary, some with a two story side extension, many with horizontal cladding as high as the first floor.

We feel after having so many compliments on our side extension, saying how lovely it looks, these are all comments from various neighbours, and conversations we have had with people we met along the footpath in recent years, we even consulted with all immediate neighbours before we started our extension, we had no objections, and 3 supported, no one specifically asked us to use a particular product, they were all very accommodating, we believe mainly due to the fact it's a single story side extension, which sits comfortably within our curtilage. We have even had notes in Christmas cards saying how lovely it looks and the light grey cladding is a great addition. Having being sympathetic to all neighbours regarding window obscuring, and having no window that opens below 1.7 metres, and keeping it a respectful 2 metres from the boundary, and only being a single story build, makes it subservient to our main dwelling and fits in beautifully within our larger than average garden plot.

It's also worth noting if this was a detached curtilage building, in a similar position, and a similar size, and easily being able to keep all buildings over 2 metres to any boundary we could have built a similar size structure under permitted development and painted it a multitude of colours with no approval needed, or equally several outbuildings of mismatched appearance all in a line up to 4 metres in height with a variance of materials and colours used.

Instead we have built to a very high standard, a single story side extension which is over 2 metres to any boundary, used a very popular widely used product, and a very popular light grey colour which is seen all over the country and our surrounding six villages. Moreover, this product is favoured by many councils due to its fire protecting and zero maintenance qualities. Been fitted to a very high standard and to manufacturers specification. Not forgetting I stated on the original application specification form back in 2017 under WA/53/17HH the material I intended to use for the walls.

Yours Faithfully,

Warren & Vicki Hill