

Laura Speller

From: Hannah Riddle on behalf of Planning.Responses
Sent: 13 June 2022 16:57
To: Planning Scanning
Subject: FW: Y/61/22/HH - PROPOSED EXTENSION TO POTTING BARD, NO 5 HOBBS COURS, BILSHAM ROAD, BN19 0JY
Attachments: AERIAL PHOTOGRAPH OF HOBBS - C. 1970'S 1.JPG; POTTING BARN - AERIAL SHOT.JPG

Rep letter

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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 13 June 2022 14:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/61/22/HH - PROPOSED EXTENSION TO POTTING BARD, NO 5 HOBBS COURS, BILSHAM ROAD, BN19 0JY

Please upload as rep letter for Y/61/22/HH

Thanks
Amber Willard
Planning Officer

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From: RUPERT HEAD <rhead.artist@btinternet.com>

Sent: 10 June 2022 08:59

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: Y/61/22/HH - PROPOSED EXTENSION TO POTTING BARN, NO 5 HOBBS COURSE, BILSHAM ROAD, BN19 0JY

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For Ms Amber Willard, Planning Officer

Dear Ms Willard.

I write to lodge objection to this planning application. The core of the objection is that this proposed extension would be over-development and would set significant precedent.

The original building may have been a potting shed for experimental seed growing and the "Piggery" may, indeed, have been a misnomer, but it was still integral to Hobbs Farm, a Grade II building and was, along with the other farm buildings (now in Hobbs Court), within the curtilage. We attach an aerial photograph of the farm taken around 45 years ago and this shows the potting shed well in relation to the other farm buildings. We also attach a recent photograph of the potting shed looking directly down onto the building. The latter shows the extent of the conversion expansion and also how very close the Potting Barn is to the other Hobbs Court buildings..

The original area was 42m² GEA. The current building is 124m² GEA (an increase of 195% from the original building - subsequent independent advice from an RIBA architect is that it seems extraordinary that the extension to this degree of expansion was allowed to go ahead against the well-established guidance) Referring to the Arun District Planning Guide - Supplementary Planning Document (January 2021), the benchmark is at 50% Viz

Section M.01 Household Extensions

The scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form, with extensions of over 50% of existing floorspace unlikely to be considered acceptable (Figure 274). Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience. Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing, informed by technical assessments carried out by qualified consultants where necessary. Privacy can be afforded via two main methods:

Separation distance: this should generally be around 18m to 35m, depending on the context (urban, sub-urban, neighbourhood, rural) and building typologies.

Design: Privacy can be maintained by locating and designing windows to prevent overlooking (as per the examples in Figure 275-277). The inclusion of materials or objects to obscure direct overlooking must be carefully balanced with ensuring adequate access to daylight, sunlight and maintaining passive surveillance of the street. Staggering the location of windows so that they are not directly opposite one another may also help to maintain privacy, as will following the 25 degree rule

This proposal would add a further 199m² GEA (an increase of 61% from the current building, and 375% on the original) (It is suggested the at the figure on 47% increase in the application statements be re-checked) We appreciate the planning proposal follows on from a pre-ap submission and reflects subsequent planning department advice and that the original proposal to extend on a more ambitious plan has been scaled back. However, working on percentages of footprints, this proposal does look excessive.

As far as we are aware the listing of Grade II buildings here at Hobbs Court/Hobbs Farm has not changed.

We also note that the proposed layout shows an extension to the existing hardstanding to with 1.8M of our boundary and that the primary living space (with fully retractable bi-fold doors) will face directly onto our boundary and amenity space, approximately 7M away.

It is hoped that, notwithstanding pressures to process large numbers of planning applications and dealing with all sorts of objections and follow-up correspondence, a planning officer site visit might be possible and would be greatly welcomed..

Very best wishes,

Rupert and Stephanie Head



