T.P. OFFICE COPY

Mr and Mrs Jeannot
20 Uplands Avenue
Worthing
West Sussex
BN13 3AE

8th June 2009

For the Attention of Matthew Porter
Worthing Borough Council
Planning section
Portland House
Richmond Road
Worthing
West Sussex BN11 1LF

BOROUGH OF WORTHING
DEPOSITED 10·6·09
TP. REF. No.
WB/ 09 / 0326/FULL

Dear Mr Porter

Re: 20 Uplands Avenue – Letter to support application 09/0326/FULL

20 Uplands Avenue is a chalet bungalow with one bedroom in the eaves on the first floor. The bungalow is in desperate need of renovation as it has no central heating to mention, no running hot water, no loft insulation (the loft being inaccessible without taking down all the walls in the bedroom) and the damp proof membrane on the ground floor needs replacing to prevent damp and radon gas from penetrating the building. The results from the radon gas test show radon gas levels are high.

We have spent three years negotiating and compromising with the Worthing Planning Department and have made an inordinate number of changes to the design at your request in the light of complaints from our neighbours. We feel we have complied with everything we have been requested to do and that our new design fits harmoniously within the street scene and enhances the appearance of the street.

We love living in High Salvington and have made several attempts to discuss the plans with some of our neighbours but with little success, although, our neighbours directly opposite us on the other side of the road have written a letter of support for our application and they feel that the house is well designed and is a great improvement on what already exists.

The design provides family accommodation, a wonderful kitchen/dinner/family room which has become the norm of family living over recent years whilst still providing a separate living room to escape to. There will be a study on the ground floor, shower room and the garage will be converted to a utility room. We have never used the garage for a car and feel that we could put the area to better use. The room will retain the same dimensions as the existing garage and can easily be converted back in the future, if necessary. (The garage/utility room has been stepped back from the front wall of the house at the request of the Worthing Planning department). The vehicular access will remain the same.

When we first showed a sketch of our proposal for enlarging the chalet bungalow Chris Wright, the Planning Officer allocated to our case, was not impressed with the addition of dormer windows and said that the Council did not look very favourably on

this type of extension. He said he the Planning Department would look more favourably on our proposal if we made the chalet bungalow into a house. This we have done.

As you will see the design complies with all the local planning policies and does not affect the amenities of our neighbours. We have reduced the ridge height, have kept a single storey on the north side, brought the double storey element to the front of the bungalow (thus filling in the 'L' shape) at the suggestion of the Planning Department. This was also a suggestion made by our neighbour at No. 18 Uplands Avenue in a previous application, which was withdrawn, as an alternative to the double storey at the rear, which has now been reduced to a single storey as they requested. We also appreciate the privacy of our neighbours and all north and south bathroom windows on the first have obscured glass and are top hung. At present the chalet has a first floor window facing north directly towards our neighbour at No.22 and this will no longer be there in the new design.

The overall design adds symmetry to the proposal, keeps the same white and brick façade as our current chalet bungalow, has similar characteristics of our neighbour's house (No. 18 Uplands Avenue), keeps to a single storey on the north side (the same as Nos. 18 and No. 22 – our adjoining neighbours) complies with the stepping down rhythm as seen on the east side of Uplands Avenue and the house sits very comfortably on the large plot of land which is 674.5m^2. We have a good size garden to the front and the driveway has plenty of room for the maximum no. of cars in compliance with local planning policy, (it is our intension to enlarge this slightly when the house is built), and a large garden to the rear. We make great use of the garden which is enjoyed by my children, grandchild, family and friends.

Uplands Avenue rises gently from south to north and because of this we have had a levelled survey carried out and a street scene has been drawn by our surveys which shows that the new house continues the stepping down rhythm as seen on the east side of Uplands Avenue and is far enough from our neighbours not to cause any overshadowing, overlooking or give the feeling of being overbearing. The site is well screened with mature trees and vegetation.

This application is our third as we have withdrawn two applications because of our neighbours' complaints. As you will see from our Design and Access Statement our Architect has drawn an inordinate number of different plans for Chris Wright, our Planning Officer, who has made constant requests for changes in order to placate our neighbours. This has been very stressful as each time we think we are near to agreement more changes are requested. We have now done everything to comply with all requests made by the Worthing Planning Department in preparation of this application and we believe, as you can see, that our application complies with the Local Planning Policies, BE1, H16, H18, TR9 and the Supplementary Planning Guidance.

Yours sincerely

[redacted]

Susan and Joel Jeannot

[redacted]