From: Dawn Ayres <dawn.anthony-unsted@adur-worthing.gov.uk> on behalf of Dawn Ayres
Sent: 18 May 2020 09:48
To: diana@thetwistingstitch.co.uk
Subject: Re: 54 Chute Avenue - Rear Extension - AWDM/0706/20

Mr and Mrs Alexander

Thank you for your email.

Although this proposal does not fall within 'Permitted Development' (i.e. 4m depth for detached properties) it does fall within the criteria for Larger Home Extensions/Prior Approvals which gives the opportunity to extend between 6-8m in depth for detached properties, providing it also meets the criteria for eaves, materials etc.

The 'prior approval' process only applies to larger single-storey rear extensions.

This is defined as extending beyond the rear wall of the original house by:*

- *over four and up to eight metres for detached houses; and*
- *over three and up to six metres for all other houses*

However, as you have put in an objection, I now will need to arrange for one of my colleagues to look at the application.

Thank you for your email.

Regards

Dawn Anthony-Unsted
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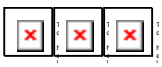

On Sun, 17 May 2020 at 11:50, <diana@thetwistingstitch.co.uk> wrote:

> Dear Mrs Anthony-Unsted,

We write with regard to the above Planning reference *'Householder application for permitted development for prior approval for single-storey extension to rear of property measuring 7.97m from rear wall of the original house, maximum height 3.37m and height of eaves of the extension 2.77m. | 54 Chute Avenue Worthing West Sussex BN13 3DS.'*

Please could you provide us with clarity as to why this application is for prior approval for permitted development when page A.1 *'Development not permitted'* of The Town and Country Planning (General Permitted Development) (England) Order 2015, paragraph (f) stipulates: *'subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—*

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

We understand this in the simplest form to mean that development would not be permitted as the proposed extension extends more than 4m from the rear wall?

Paragraph (g) on the same page of the GPDO stipulates '*until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—*

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

Although we understand the above and realise that the proposed may have been allowed under this guidance, we have now passed the deadline for these sorts of applications as it is now May 2020. Has this paragraph in the GPDO been altered/updated or the timeframe amended and it is just not been updated on the gov.uk website, or are there different local guidelines for Worthing and Adur Borough Council?

We assume such a proposal would at least require Planning permission, rather than prior approval for Permitted Development? Our apologies if we have misunderstood the process, but please could you advise.

Naturally, we are astounded that in the first instance our neighbours would propose such an insensitively designed extension that will clearly have a huge detrimental impact on the visual and practical amenity of our property, and secondly how they can be so discourteous as to not even discuss the proposals with us prior to their formal submission to the council.

That aside and remaining objective, we feel that the size, scale and general aesthetic of the proposed extension is excessive and disproportionate for a small detached bungalow on a relatively small plot. We feel that it will represent an over development of the property, and will result in an overbearing and incongruous building mass immediately to the South of our property, that is likely to remove our southerly view of the sea and diminish the enjoyment of our garden, which given these difficult times is of paramount importance as we are currently unable to leave our home.

Whilst we are not totally opposed to the idea of a rear extension to no.54, we feel that it should be more courteously designed to reduce the length of the building in particular. We also feel that a reduction in the height of the roof would be appropriate to minimise the risk of loosing our view and the visual impact of the extension generally.

I would also highlight at this point that nothing of similar size and scale has ever been permitted or constructed to the East side of Chute Avenue, most likely for similar reasons outlined above.

We thank you is advance for your consideration and time generally, and look forward to hearing from you.

Yours faithfully,

Stephen and Diana Alexander - 56 Chute Avenue

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