

# Public Document Pack

## **JOHN WARD**

Head of Finance and Governance Services

Contact: Katherine Jeram or Lisa Higenbottam  
Email: [kjeram@chichester.gov.uk](mailto:kjeram@chichester.gov.uk) or  
[lhigenbottam@chichester.gov.uk](mailto:lhigenbottam@chichester.gov.uk)

East Pallant House  
1 East Pallant  
Chichester  
West Sussex  
PO19 1TY  
Tel: 01243 785166  
[www.chichester.gov.uk](http://www.chichester.gov.uk)



A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 1 March 2017 at 9.30 am**

MEMBERS: Mr R Hayes (Chairman), Mrs J Kilby (Vice-Chairman), Mr G Barrett, Mr M Cullen, Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs C Purnell, Mrs J Tassell and Mrs P Tull

## SUPPLEMENTARY AGENDA

**Agenda Update Sheet** (Pages 1 - 14)



## Agenda Update Sheet

**Planning Committee  
Wednesday 1 March 2017**

**ITEM: 5**

**APPLICATION NO: TG/16/02190/FUL**

**COMMENT: This application has been deferred**

---

**ITEM: 6**

**APPLICATION NO: O/16/02321/OUT**

**COMMENT:**

Correction

The description of the proposed development is amended to read:

'Outline application for the ~~mixed-use~~ re-development of the site to provide student housing of up to 521 bedrooms with a supporting student hub building, associated amenities, parking and landscaping.'

Correction: paragraph 6.2, page 30 - Chichester Harbour Conservancy under 'Planning Officer Comments'. The calculation shown is incorrect. The correct calculation is set out at paragraph 8.39 at the bottom of page 45 and results in a recreational mitigation contribution for the Solent Recreation Mitigation Strategy of £27,280.

Amendments to proposed conditions

7) No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

(a) the anticipated number, frequency and types of vehicles used during construction,

- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors *which shall be on the site only*,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- (g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles,
- (h) measures to control the emission of noise during construction,
- (i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- (j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (k) waste management including prohibiting burning.

In addition all traffic associated with the demolition, site preparation and construction of the development shall access and exit the site from the north only via the existing A27 site vehicular access.

The hours of demolition, site preparation and construction of the development shall be 07:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays with no working on Sundays or Public Holidays.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

15) *No part of the development shall be first occupied unless and until the toucan crossing on the A27 as shown on i-Transport drawing ITB7133-GA-007 has been brought into use or any other such scheme which may be agreed in consultation with Highways England which achieves the same, for example the pedestrian/cycle bridge spanning the A27, providing a direct connection between the site and Chichester City Centre.*

Reason: The pedestrian crossing design has been proposed to provide sufficient crossing capacity across the A27 Trunk Road for pedestrians from the proposed development in line with the existing signal timings at the Oving Road junction. This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

18) *The proposed northern pedestrian/cycle access shall not be first brought into use and shall be physically closed off until such a time that the pedestrian/cycle bridge spanning the A27, providing a direct connection between the site and Chichester City Centre, has been provided and is opened for public use.*

Reason: In the interests of pedestrian and cycle safety

21) No part of the development shall be first occupied until such time as the *existing* northern access has been physically closed to general traffic in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

25) No part of the development shall be first occupied until covered and secure cycle parking spaces *and the waste and recycling bin storage enclosures* have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies *and to ensure provision of appropriate waste and recycling facilities.*

Additional condition (30) is proposed to the recommendation in response to WSCC – Fire and Rescue:

30) Prior to commencement of the development details showing the proposed location of two [2] fire hydrants (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and be approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services. Following approval and prior to first occupation of any dwelling/unit forming part of the proposed development the fire hydrants shall be installed by the developer at their expense in the approved location to BS 750 standards. The developer shall arrange for connection of the fire hydrants to a water supply which is appropriate in terms of both pressure and volume for the purposes of fire-fighting. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Chichester Local Plan (2014 – 2029) Key Policies 8 and 9 and in accordance with The F&RS Act 2004.

NOTE: As part of the Building Regulations 2004, adequate access for fire fighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service

#### S.106 agreement amendment

It is proposed that the provision for a potential TRO in the section 106 agreement be extended to cover the adoptable highways on the Shopwyke Lakes development and at Coach Road to the east in addition to Oving Road/Shopwhyke Road. The period for implementation of any TRO shall be a period of 4 years after the opening of the northern pedestrian/cycleway access

## Access Clarification with Shopwyke Lakes:

When the detailed design of the western arm of the spine road on the Shopwyke lakes site is being considered through the S.38 agreement with WSCC it is anticipated that the approved vehicular access on its southern side which forms a bell mouth abutting the north boundary of the application site will be obliterated so that there is in effect no resultant 'lay-by' for inappropriate parking. No vehicular access is being provided from the spine road into the application site. The footway/cycleway on the south edge of the spine road will form a continuous line through.

---

### **ITEM: 7**

#### **APPLICATION NO: NM/15/02356/FUL**

#### **COMMENT:**

##### Revised consultation response

Since the publishing of the report additional comments have been provided by North Mundham Parish Council comprising the following dated 24 February 2017:

I explained that I have only very recently (two days ago) seen the committee report for the Planning Committee on 1 March. I note that "15/02356/FUL | Use of land and associated operational development for the stationing of 34 no. lodge style holiday caravans and associated facilities" is coming before the committee, and is being brought to committee on the basis that the Parish Council objects.

The basis of our objection was the lack of proper planning, in the early stages of the application, for the disposal of foul drainage. In parallel with our objection we were in discussion with Southern Water which, at that time, seemed unaware that there was supposed to be an agreed discharge rate from the Lakeside holiday development. It took us some time to persuade them of this arrangement since they had no record of it until we furnished copies of papers from our files. In the initial stages of the investigation they kept us up to date with their ongoing investigations on a regular basis, but our last update from them was in August 2016.

Until I saw your committee report we were completely unaware of Southern Water's progress in this matter, and the conditions of their approval subject to the reinstatement of a controlled rate of discharge from the site. If measures to this effect are to be imposed as a condition of planning approval, then of course our objection is no longer sustainable and can be withdrawn.

## Amendments to proposed conditions

### Amendment to condition 15:

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

The owners/operators of the site currently known as Lakeside Holiday Park shall make provision for the following requirements as part of the overall management of the park:

The provision of a letter to accompany the annual pitch fee invoice sent out to caravan/lodge owners and new purchasers, which will stipulate the caravan/lodge is for holiday use only and cannot be used for residential purposes (i.e. as a person's main residence). The letter will require a caravan/lodge owner to produce on an annual basis a satisfactory written proof of their main residence (evidence to comprise payment of Council Tax in their name at their main residence or alternative evidence if the owner's main residence is outside of the UK). Furthermore this letter shall require the owner to sign up annually confirming their understanding and acceptance of the holiday use restriction.

A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner/operators and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. The evidence of their place of primary accommodation submitted annually by the caravan/lodge owner shall be recorded on the register.

The owner/operators of the site shall submit a summary report of the register for all occupiers to the Local Planning Authority on an annual basis. The annual report shall detail:

- How many caravan/lodge owners have submitted Council Tax evidence demonstrating their main place of residence
- Which caravan/lodge owners have submitted evidence of their main place of residence but not supported by Council Tax evidence
- Which caravan/lodge owners have not provided any evidence of their main place of residence or did not respond
- The action being taken on the caravan/lodge owners who did not respond or have not provided accurate up to date council tax evidence and the timescale for resolution.

New purchasers at the point of sale shall be made aware that they must sign a declaration their use of the caravan/lodge will be for holiday purposes only and not

as their only or main residence. A record of these declarations shall be kept as part of the register.

Such measures must be in force within 1 month of the date of this decision and shall remain in force in perpetuity.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

---

**ITEM: 8**

**APPLICATION NO: NM/15/02356/FUL**

**COMMENT:**

Additional Parish Council comments

It has come to my attention that I had ticked the object box when submitting North Mundham Parish Council's comments on the above application. This is an error on my part although the Parish Council has concerns with regard to this application which in part have been addressed by the developer the Parish Council Planning Committee resolved to make no objection to this application.

Agent's Additional information

Revised plans have been submitted changing the weatherboarding to timber and details have been submitted to address the concerns raised by the PC. Namely; sub plans YO141 – 2000 A and YO141 – 3000 A revising the cladding to timber and providing a coloured elevation (for illustrative assistance) and a letter dated 10<sup>th</sup> February 2017 confirming that foul waste would be connected to the existing septic tank or a replacement tank if a larger capacity tank is necessary (subject to Building Regulations) and that soakaways are proposed to accommodate the surface water.

Amendments to proposed conditions

Proposed condition 2 is updated to include substitute plans YO141 – 2000 A.

---

**ITEM: 10**

**APPLICATION NO: CC/16/03149/FUL**

**COMMENT:**

Correction

The recommendation on page 101 should read Defer for S106 Then Permit.

Additional Information Received

A plan has been submitted showing the proposed bin collection point (drawing no. 22 Revision p3)

The applicant has confirmed that each resident will have a fob for the turntable. A fob to the turntable would also be provided in a locked key box next to the turntable and this would be available for use by visitors, including delivery drivers who could be given the code for the lock on delivery instructions.

Additional Consultation Responses

WSSC – Strategic Planning

The information by the applicant is consistent with other similar schemes where I have seen turntables used as a solution in the past. Providing you are satisfied such matters are conditionable I would not wish to raise any concerns with the details raised below. As per our previous correspondence details pertaining to any maintenance of the turntable is also something we would seek detailed by the applicant prior to occupation.

I would also note that given the restricted nature of the access way only smaller delivery vehicles would be able to access the site in such a manner. Larger vehicles would have to make delivery arrangements via Cleveland Road as would be the case for neighbouring dwellings anyway. Having the ability to detail such matters on delivery instructions is something that is a lot more common now that it has been in the past and does limit the number of occurrences where a reversing movement onto Cleveland Road may be required to take place.

As below, typically deliveries will take place during working hours when it is likely parking spaces will be available within the site to facilitate a turn without the use of the turntable.

CDC – Contract Services

Firstly we would be unable to reverse out refuse freighter into the entrance, for three reasons 1) the entrance itself is very narrow and 2) there appears to be a telegraph pole to the left of the entrance which would also cause an obstruction. And 3) Our refuse lorry is not able to cross over a BT concrete inspection cover, as these are not designed to take the weight of a 26 tonne dust cart.



I feel the distance from the roadside to the suggested collection point is excessive, and as per my previous comments we would require the bins to be as near to Cleveland Road as possible. I appreciate you could argue that this collection point is the nearest point to Cleveland Road, however I would be unhappy for our collection crew to have to move a number of bins over this distance, and equally the access road is effectively a shared driveway and in these instances we would require the bins to be at the entrance to the driveway on collection day.

#### Further representations

One further third party letter of objection has been received concerning;

- a) Lack of cycle storage
- b) Excessive number of dwellings
- c) Too many vehicles entering and exiting the site
- d) Narrow access
- e) Potential for damage to Dorset House
- f) The number and appearance of bins that will be left on Cleveland Road, and impact on pedestrians using the pavement
- g) Lack of access for fire service
- h) Large vehicles being unable to access site (deliveries or during construction) affecting the safety of pedestrians and cyclists
- i) The turntable could breakdown, making parking harder

The letter also notes;

- j) The proposed design is innovative and a great example of sustainable ideas
- k) It is positive that there will be trees in the courtyards, which will provide a sense of community and overcome social isolation
- l) Renewable heat sources are to be encouraged

#### Amendments to proposed conditions

Condition 2 is amended to incorporate further plans:

2) The development hereby permitted shall be carried out in accordance with the approved plans: EX-01 - Rev P1; 20 - Rev P2; 21 - Rev P1; 22 - Rev P3 (received 20/02/2017); 30 - Rev P2; and 31 - Rev P1

A further condition is proposed requiring noise mitigation measures:

Notwithstanding the Noise Assessment submitted no development shall commence on site until a scheme for protecting the proposed development internally and externally from external noise from the railway line has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include pre occupation validation testing and noise mitigation measures including glazing types, inclusion of acoustic ventilation, bunding, fencing and any other measures to protect the future occupiers.

The approved scheme shall be implemented as approved and no occupation of the approved buildings shall occur until testing has been completed that demonstrates compliance with the above figures. Once compliance has been demonstrated the scheme shall be maintained in perpetuity thereafter.

Reason: To avoid noise giving rise to significant adverse impacts on health and quality of life as a result of the new development. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission

A further condition is proposed to control the implementation, operation and maintenance of the proposed vehicular turntable:

No development shall commence on site until a scheme detailing the operation of the mechanism for the turntable and the proposed management and maintenance of the turntable shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the provision of a fob for the use of visitors to the site. Thereafter the turntable access shall be operated and maintained in accordance with the approved scheme in perpetuity.

Reason: To ensure that adequate manoeuvring of vehicles within the site is achieved to enable egress in a forward gear.

**ITEM: 11**

**APPLICATION NO: BO/16/03641/FUL**

**COMMENT:**

Additional Parish Comments dated 13 February 2017

Further to the comment placed on the portal this morning I would like the attached file to be attached to the objection. This is a graph showing the average rainfall over the last 10 years and proving that 2016 was much dryer than average.

It is not difficult to make such as prediction after such a long period of low rainfall, but what comfort does it offer in terms of long term groundwater conditions for not just the proposed housing development, but also for the lower lying adjacent road and properties in Brooks Lane, which do indeed flood from time to time?

Full graphs can be found on the Parish Council's objection dated 13 February 2017.

Additional comments received from the Harbour Way Trust dated 27 February 2017

We see that this planning application is to be reviewed on 1<sup>st</sup> March.

Please note that the road and all verges in Harbour Way are owned by The Harbour Way Trust and not by the individual house owners.

Comments in recent correspondence (Pre-committee conditions of the Committee Report) refer to vehicular access arrangements involving a new (second) vehicular entrance across Harbour Way Trust property (see condition 9 of the recommendation permit). Please note that it is unlikely that permission from the Trust for such access would be granted and therefore this second entrance should not form part of the approval process. In addition, the Trust respectfully requests that instruction is given to protect the existing verges from damage during the building process.

#### Further officer assessment in relation to the Bosham Village Design Statement

The Parish Council raised initial concern in respect of the lack of accord with the contents of the Bosham Village Design Statement (BVDS). For the purposes of clarity the application site falls within Character Area D (The Rest of Bosham). The BVDS defines Character Area D as:

*Houses are set back from sunken roads, often hidden by trees, hedges and well tended gardens. The eye is drawn upwards to the roofscape which is, in general, pleasingly harmonious. The roofs of the expanding village echoes the various whims of the 1900's, many adhering to the Sussex style of flat tiles and hips but a formed by the disparate shapes, sizes and greenery – the discord of post-war estate building is easily subsumed. (page 32)*

The BVDS specifically characterises Harbour Way (para 3.14, page 36) as *approached from Taylors Lane up a slight slope from the partly sunken lane. A mixture of styles. Some large houses and also cottages. A pleasant private cul-de-sac developed largely in the inter-war period.*

Officers have used this assessment of Character Area D, contained within the BVDS, as the basis against which the proposals have been assessed. The BVDS provides Planning/Design Guidelines for Character Area D in paragraphs 5.7 and 5.8 on page 37. Paragraph 5.8 of the BVDS outlines that the August 2010 Design Guidelines for New Dwellings and Extensions in the Chichester Harbour AONB notes under General Guidelines (p.134) *“The use of traditional, natural (preferably locally sourced) materials is generally more appropriate than man-made synthetic/pre-coloured materials as these lack the variation in colour and texture found in natural materials. Painted or pre-coloured cladding such as the increasingly popular grey/blue ‘New England’ style cladding is unlikely to be appropriate in relation to the more traditional local styles and materials found within the AONB, and can be highly visibly intrusive and ‘alien’ in natural landscape setting”*

The proposed finishes for the dwelling fall outside the popular grey/blue colour which the BVDS suggests should not be used within this area. Further, the use of an appropriate materials and finishing is able to be controlled by way of suitably imposed condition.

---

**ITEM: 12**

**APPLICATION NO: SDNP/16/05176/HOUS**

**COMMENT:**

Email from applicant to Members of the Planning Committee:

Dear Councillors

We have been advised by our Planning Officer that you will be visiting our property in order to conduct a site visit a week today, Monday 27<sup>th</sup> February at 9:30am. We understand that we will not be able to discuss our situation at the time of your visit. Therefore, we would be very grateful if you could take a few moments to read the below email and view the supporting images ahead of your visit enabling you to make a holistic assessment for both parties concerned.

Kind regards

Mr & Mrs Sindihakis & Mrs Wadham

Dear Councillor Tassell

As you know, our proposed extension has been referred to yourself and the committee for review due to an objection raised by our neighbours Mr & Mrs Gardner of 4 Mitchmere Cottages, Stoughton. They are concerned about loss of view and potential loss of light from their side window overlooking our house/garden. Given the circumstances we feel it crucial to express our feelings and the facts regarding the situation which we currently face.

Having listened to the recording of our case being reviewed during a committee meeting on February 1st, we understand that our case has now been deferred for a site visit. During this recording we couldn't help but feel that representations portrayed a bias view point in favour of Mr & Mrs Gardner's situation, possibly as a result of the potential impact being viewed from one perspective. We would therefore like to invite you to our property of 5 Mitchmere Cottages to enable you to make a fair and holistic assessment for both parties concerned.

Our family have occupied our house since the day it was built in the 1920's. Our two children aged 4 and 1 represent the 5th generation of our family to occupy this house, therefore it is of huge sentimental value to us and is deemed to be our forever home. However for almost 20 years our house has been penned in by significant extensions on both of our neighbouring properties, number 4 and 6. Both neighbouring extensions block our light and view significantly. Our family didn't object to neighbouring extensions knowing that one day we would be needing an extension ourselves. After many years of saving, myself, my husband and mother-in-law were able to purchase the house from Hyde by securing three way mortgage 3 years ago. We have continued to save and are now in the position to extend our family home to accommodate our growing family adequately.

The situation we find ourselves in is as follows:

The property to our right is number 6. Please refer to attached image 1 & 2 to see their extension which blocks lights into our living room all year round due to the fact that it has been built directly onto the party wall.

The property to our left is number 4, the property of Mr & Mrs Gardner. They benefit from both a front and rear extension. Their front extension includes a pitched roof and blocks significant light and view from the only kitchen window making the room very dark, meaning we have to have a light on at all times whilst working in the kitchen. Also, when looking out of the window all we see is the wall and pitched roof of their extension. Please refer to photo #3 & #4. The rear extension of Mr & Mrs Gardner's extends out by over 5 metres past our main living quarters, meaning we are entirely penned in, overlooked and over shadowed from every window to the left of our property. Please refer to images 3, 4 & 5.

We have met with Mr & Mrs Gardner a number of times to discuss these plans and during those discussions their primary concern was loss of view, which as mentioned is gained from a window overlooking our garden. Potential loss of light was not discussed. However, we and our architect are certain that Mr & Mrs Gardner will lose very little, if any light from the window in question, even at this time of year when the sun is at its lowest as our proposed extension will have a flat roof.

Aside from the light issues that we ourselves face, we would be grateful if you and your fellow committee members to consider the following points that we are looking to address through this much needed extension:

1. The footprint of our house is significantly smaller than the footprint of Mr & Mrs Gardner's. Our footprint does not allow for a dining table, let alone an open plan kitchen diner such as theirs. In fact, our kitchen is so small that the washing machine, tumble dryer, boiler and fridge freezer have to be situated in the outhouse. Most significantly, precious family 'together' mealtimes are impossible on a daily basis, let alone at the more significant occasions of the year.

2. At present our parents reside in a cabin in our garden for much of the year. The cabin has no sanitary ware or heating and is not suitable accommodation for our parents who are now in their 60's. It was so cold during the festive period this year that our parents had to go and stay with our family friends over the road at Mitchmere Farm. This extension will create a 4th bedroom for our parents meaning we can take down the cabin and open up our garden whilst also creating much needed additional living space.

3. Our extension has been designed to be in keeping with the neighbouring extensions. It therefore replicates that of our neighbours to the right (at number 6) by continuing the same pitch of roof and extending out to meet their lower extension. This will create continuity at the rear of our houses meaning they will look much more visually pleasing from afar. Please refer to Image 6 for pitch of roof.

4. The left hand side of our extension has been designed with our neighbours Mr & Mrs Gardner at number 4 in mind. It therefore is single story and has a flat roof to ensure sunlight reaches their window in question. It also has wrap around windows to allow further light to penetrate through to our neighbours. Although our proposed foot print does not extend out as far Mr & Mrs Gardner's current extension, it will still remove the feeling of being penned in and overlooked upon. It is worth noting that we have decided to remove the smaller kitchen window currently detailed in the plans in order to increase privacy for both properties.

Having listened to the recording of our case being debated during the committee meeting on February 1<sup>st</sup>, we would like to clarify the following points:

The building attached to the rear of our property is part of the original footprint. It is a single skin build with no cavity or insulation. All six houses had this outhouse attached to their properties historically and is not an extension. As mentioned, this outhouse currently houses the washing machine, tumble dryer, boiler and fridge freezer.

As mentioned during the debate, Mr & Mrs Gardner suggested an alternative layout. Please refer to image 7. I can assure you that we and our architect reviewed the plans carefully. The initial concern with the alternative layout was that did not flow logically and cut off the majority of our view and light into our main living area by tagging on a laundry room to the right hand side of the building. This would create a similar situation to what Mr & Mrs Gardner face today with their current internal layout whereby they have no clear view of their own garden. For us, having a clear view from both the kitchen and open plan dining/living area is paramount so that we can to safe guard our children at all times whilst they are playing out doors. The suggested layout also meant that the laundry room would be attached directly to the party wall of our neighbours at number 6, causing them to most certainly object and the likelihood of gaining planning approval would have been low. We therefore concluded that the best option would be to add the additional space to the left hand side of the property. Especially given that there is a 3.4 meter gap between ourselves and the property of Mr & Mrs Gardner at number 4. We also assumed that Mr & Mrs Gardner's rear extension sets of president as to how far our extension could come out. Again, we would like to reiterate that our proposed extension does not come out as far as Mr & Mrs Gardner's current extension – Please refer to images 8 & 9.

During the debate you advised your fellow committee members that you felt our extension would impact Mr & Mrs Gardner significantly. We would be very grateful if you could take a moment to consider how having significant extensions on either side of our property impacts our life. We request that you consider just how difficult it is at times when a family of 4, 6, or even up to 12 are trying to eat with no dining area/table or how frustrating it is to have to travel back and forth to the outhouse every time we need to retrieve something from the fridge. And finally, just how difficult it is to watch our parents walk up to the cabin in the garden during the dark, wet winters to sleep.

We are fair people who value the good relationships we have with all of our neighbours and we do not want to upset Mr & Mrs Gardner. With that said, we have

to put the needs of our young family first. We are struggling to rationalise why it could be deemed fair for our property to be overlooked and overshadowed by significant extensions on either side, compromising our light, privacy and view in order to protect our neighbours view gained across our garden from a secondary window.

We are simply requesting to have an extension that is fair, justified and in keeping with the extensions on either side. As John Saunders of South Downs Planning stated during the debate, our proposed extension is deemed to be reasonable and is not unneighbourly hence South Downs Planning recommended our case be approved.

As mentioned, we would be grateful if you could come and visit us and our property as you did for Mr & Mrs Gardner, enabling you to make a fair holistic assessment for everyone concerned. You can contact us any time on 02392631408.

Thank you for your time.

Kind regards

Kelly Sindihakis, Mano Sindihakis and Sally Wadham