

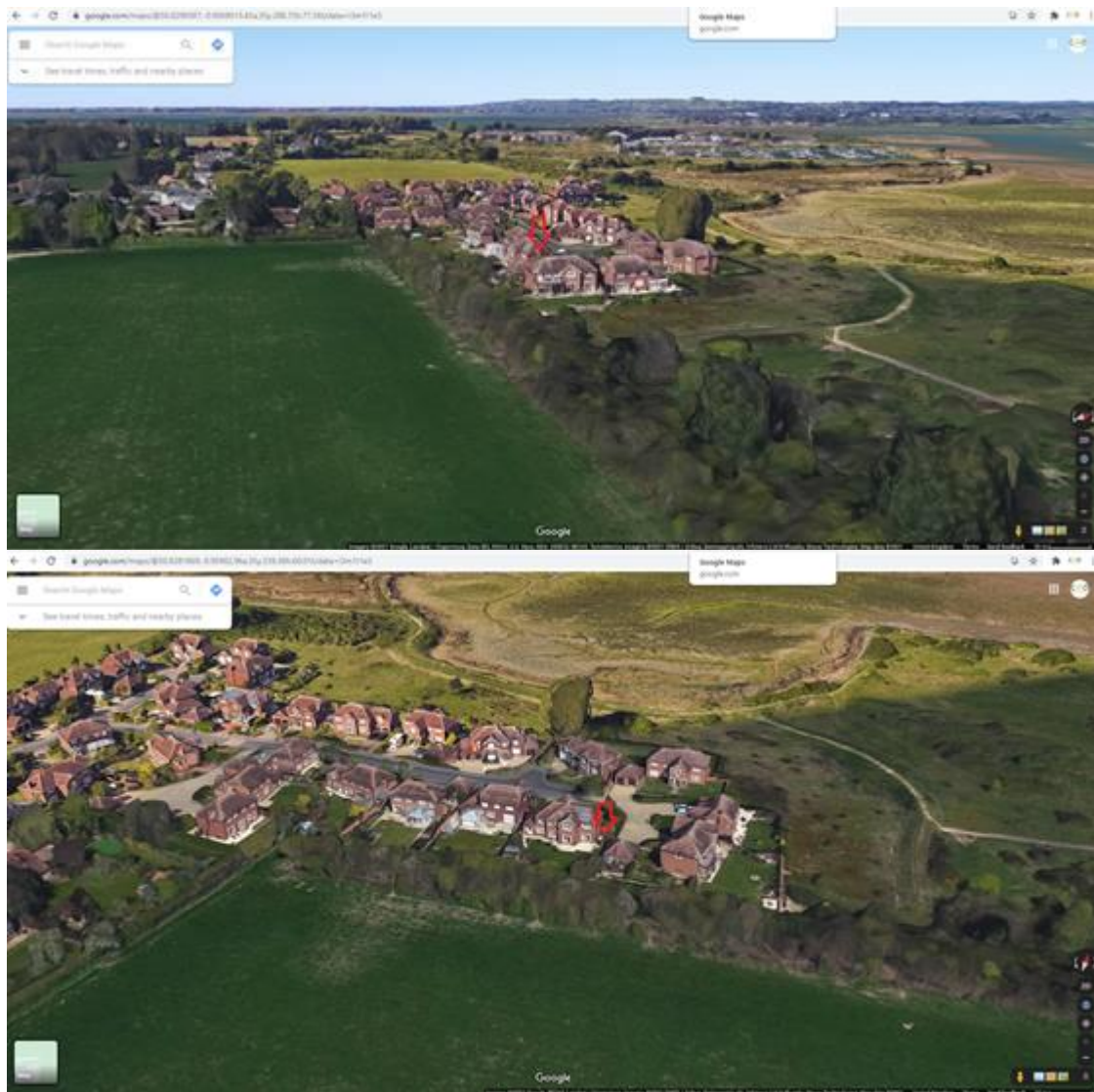
From: Sarah Roberts - CAAD Ltd
Sent: 07 January 2021 10:42
To: Toole, Joseph
Subject: Re: APP/20/00949 - 22 Spinnaker Grange

Good Morning Joseph,

Happy new year. I hope you had a good one, albeit a quiet one.

We emailed you on 24th November 2020 setting out our justification, and expand on this as follows:

1. None of the existing fenestration to the south is currently tinted or non-reflective. **All the glass in the existing house is clear.**
2. There are several other extensions in the area, **all with clear glass.** No.23 is currently replacing every window in the property with a glazed extension to the rear, all with clear glass.
3. There are various conservatories along the existing building line, **all with clear glass.**
4. There is **extensive screening** along the southern boundary which blocks any view in/out of the field to the south. See image below.
5. The position of the neighbours house and garage (No.24) also means the **proposed side extension cannot be seen from the AONB.** The neighbouring property has constructed an extension to the garage adjacent to the proposed extension which screens the addition.
6. In your email of 27th November 2020 you stated "*Policy CS16 states planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic and local character within or close to the proposed development site.*"
7. As per your comments in 6. above, **the proposal with clear glazing does respond to and draws inspiration from local context and character** as the subject site and all neighbouring properties have currently have clear glazing. Ergo, the proposal is in line with Policy CS16.
8. As per their consultee response dated 28th December, Chichester Harbour Conservancy have **No Objection** to the application.



We trust the above is sufficient justification for the proposed clear glazing and you can review your assessment accordingly. Plainly, one window and one door (that cannot be seen from outside of the application site) will **not** create a place that people do not want to live, work or relax. If you do not deem the above as enough, we would appreciate your detailed explanation in writing.

Kind Regards,

Sarah

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