

[REDACTED]

Dear Mr Riley

Further to your email dated 17 September advising that further amendments have been made to the above planning application, we have studied the revised plans published on the Council's website.

The amendments made by the applicant help to address many of the concerns we raised in respect of the originally submitted planning application.

We have some outstanding concerns but these are capable of being resolved quite easily through small amendments and conditions attached to any planning permission granted:

1. Size of the garage – we are pleased to note the applicant is now proposing a single rather than a double garage and it will be located in a position in the front garden [REDACTED]
[REDACTED] However, the proposed single garage seems excessively large being 6.5m long, 3.3m wide and 2.5m high, compared to the dimensions of the existing single garage it will replace - 5.8m L x 2.7m W x 2.35m H. This will unnecessarily increase the impact [REDACTED] the open street scene. If the garage is reduced in width to 3.0m and in height to 2.4m, our concerns would be addressed.
2. Materials – the proposed materials for the house and garage “White silicone render and grey cedar click cladding” is out of character with the other houses on this side of Bracklesham Road which are buff coloured brick. The proposed materials do not meet the guidelines in paragraph 4.33 of the Borough Design Guide 2011 which states materials are to be informed by an analysis of the site and context. [REDACTED]
[REDACTED]
[REDACTED] Painting the rendered elevation of the rear wall white will increase its impact and we request, as a minimum, this elevation is constructed in a similar colour brick to existing houses on this side of the street.
3. The Site Overviews drawing A116 indicates a 1.8m tall close boarded fence on the short south western boundary which runs perpendicular from Bracklesham Road. Whilst this may have been appropriate when the garage was in its original proposed location on this boundary, this is no longer the case. At present this boundary is defined by planting and the erection of a fence is unnecessary and will adversely impact the open street scene. In addition, it is contrary to a restrictive covenant for the properties on this side of Bracklesham Road, whereby fences in the front gardens are not permitted.
4. Bracklesham Road hedge – drawings A111 and A116 suggest the Bracklesham Road frontage boundary will be defined by a hedge. The existing hedge is in very poor condition and a condition should be attached to any planning permission granted to require its replacement.

5. Trees – drawing A111 states there is no impact on existing trees. There is a mature Pittosporum tree [REDACTED]

[REDACTED] We request a condition is placed on any planning permission granted which requires further details to be submitted for approval of the measures that will be taken to protect the roots of this tree during construction.

There is a large apple tree in the applicant's front garden which, whilst in need of pruning, will help to minimise the impact on the streetscene of the proposed development, and we request a condition is imposed to take steps to protect the tree from damage during construction.

