

Development Management
Priory House, Monks Walk
Chicksands, Shefford,
Bedfordshire
SG17 5TQ
Attn: Samantha Boyd

24/06/2013

Ref :Zj23
Your Ref: CB/13/01879/FULL

Dear Sirs,

First Floor Side Extension at 27 Western Way, Sandy.

We have been asked by ~~Mrs [redacted]~~, the owner of 25 Western Way, to look at this proposed extension from the point of view of her neighbouring property.

1. Firstly I must point out that the block plan submitted with this application is incorrect – possibly reliant on an inaccurate ordnance survey plan. The block plan submitted misrepresents the true effect on the light and outlook enjoyed from the windows to the bedrooms, kitchen and the conservatory of No 25. Any decision based on this may be exposed to later challenge.
2. We attach drawing Rj23 Ao(0)01 which more accurately shows the relative positions of the two houses and on the south elevation outlines the position of the windows to No 25 relative to its neighbour.
3. The main issue with the proposed extension to No 27 is the orientation of the houses. Were the houses to be in the more normal 'row' formation along the road this side extension would only affect the side of No 25, which would typically only have windows to circulation space and bathrooms along it, without posing a large problem.

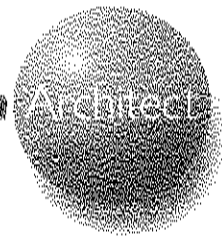
Arnold Gilpin Associates Ltd

River Bank
28A Ivel Road
Sandy SG19 1AX
Telephone 07545 956900
Email architect@a-g-a.co.uk
www.a-g-a.co.uk



ACA ARCHITECTS
ASSOCIATION OF ARCHITECTS

Registered in England & Wales
No. 4989866
Registered office
8th floor Tolworth Tower
Surbition KT6 7EL



4. No 27 however is at right angles to No 25 which means that the proposed extension is the equivalent of building a 6.5 metre high brick wall only 7.5 metres from kitchen and bedroom windows.
5. As the Council will be aware, this orientation means that any normal policy of allowing first floor side extensions provided they are set back a metre to avoid a terracing effect, in these circumstances is irrelevant.
6. The size of the plots in this estate should also be noted. Most houses have a large garden to the rear which provide all the light and outlook required. This house has only 6.4m between the principal rear windows and the back wall and only 3.25 metres from the conservatory. Any diminution in outlook and daylight will have a profound effect on the amenity that the occupants of No 25 currently enjoy.
7. I assume that, in this unusual case, there has been submitted calculations performed under Building Research Establishment (BRE) publication "Site Layout for Daylight and Sunlight, a guide to good practice". I would be glad to have sight of this.
8. We have judged the proposal against the "Design in Central Bedfordshire. A Guide for Development. Design Supplement 4. Residential Alterations and Extensions".

"4.01

Proposals to alter or extend your home must have regard and respond positively to the host building, neighbouring properties and the wider context.

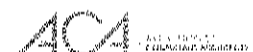
4.04

Alterations and extensions should work with the host buildings form, scale, massing and detailed design to produce a harmonious and respectful addition."

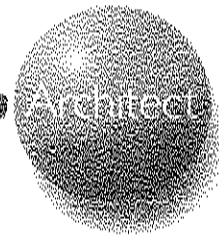
9. Looking at the relevant proposals and the above design guide, although the extension may be of huge advantage to No 27, whether it should be given planning permission is acknowledged to depend on the effect on the neighbouring properties.

Arnold Gilpin Associates Ltd

River Bank
28A Ivel Road
Sandy SG19 1AX
Telephone 07545 956900
Email architect@a-g-a.co.uk
www.a-g-a.co.uk



Registered in England & Wales
No. 1989866
Registered office
8th floor Tolworth Tower
Surbition KT6 7EL



10. We would submit that this proposed first floor side extension is very detrimental to the amenities of the occupiers of No 25 in terms of its height and size, being so close to the rear wall of 25 and adversely affecting outlook and daylight.
11. There is also now a window proposed to the front bedroom which is some 3 metres nearer to the sitting out area of our client's garden than the present window of No 27, giving a much greater impression of overlooking.
12. I am aware that our client, out of consideration for her neighbour, has given thought as to how this design could be altered to ameliorate the impact on her property.
13. I would however look to you, as professional planners and Councillors, to balance the increase in amenity that this extension will deliver to No 27 with the harm to their neighbour at No 25 both current and future occupants, and ensure that as the proposal does not 'respond positively to the ... neighbouring properties' it is refused.

Yours faithfully

Arnold Gilpin Dipl.Arch. RIBA

Arnold Gilpin Associates Ltd

River Bank
28A Ivel Road
Sandy SG19 1AX
Telephone 07545 956900
Email architect@a-g.a.co.uk
www.a-g-a.co.uk



URBAN
DESIGN
GROUP



ACA
ASSOCIATION OF
COUNCILLORS

Registered in England & Wales
No. 4989866
Registered office
8th floor Tolworth Tower
Surrey KT6 7EL

No 25

No 27

tiles to match existing

Bedrooms

Kitchen

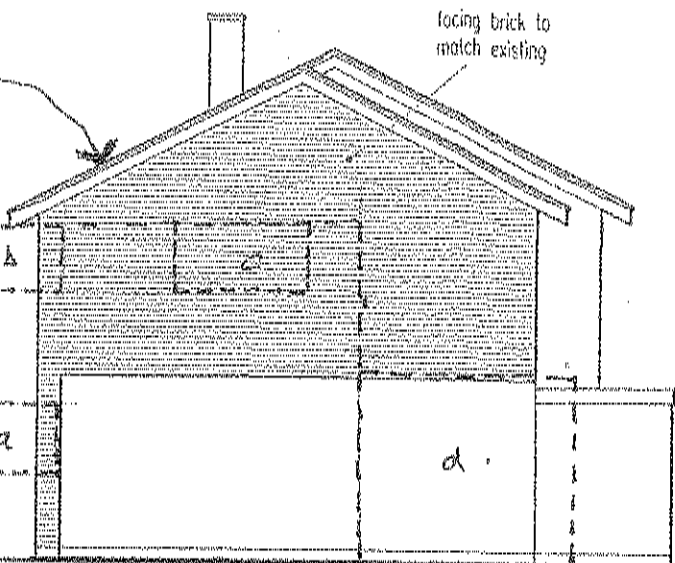
CONSERVATORY

6400

EAST ELEVATION

No 27
No 25
shown dotted

facing brick to match existing



SOUTH ELEVATION

- a kitchen window
- b bedroom window
- c bedroom window
- d conservatory windows

ELEVATIONS 1:100

WESTER

BLOCK