

REPORT UPDATE

Application no: AB/8/24/HH
Page no: 9
Location: 54 Torton Hill Road Arundel
Description: Raised terrace to rear of property.

UPDATE DETAILS

Reason for Update/Changes:

Following the outcome of the Committee's site visit, the applicant was asked to agree to:

(1) extend the proposed terrace screen at a right angle along the long (south-western) edge of the terrace until it is line with the edge of the existing double door (a distance of around 1.7m); and
(2) accept a standard pre-commencement drainage condition.

The applicants are happy to accept the pre-commencement drainage condition but do not accept the provision of a screen to the south-western side of the terrace. They feel this interferes with their existing sight lines and rights to light. They do not feel this is reasonable or proportional to any perceived benefit. Therefore, no revised drawings have been provided.

The officer recommendation remains to approve. The additional screen is not reasonable in our view and it will also restrict the existing views that the applicants' currently enjoy from their existing ground floor principal rear windows.

One additional representation has been received from 52 Torton Hill Road (to the north-west). They state no objection but that any fencing screens will block their view to the River Arun and will be unsightly and overbearing. However, members should note that there is no right to a view and that the application site is at a slightly lower level than no. 52.

Officers Comment:

The pre-commencement drainage condition has already been included in the agenda report (condition 4 on page 14). There are no other changes to the recommendation, conditions or informatives.