

No 48 currently sits in what was originally an extra wide plot. However, part of this extra width (approx. 1/3) was sold years ago to the neighbouring property at No 52 and it is where No 52's double garage now sits. So the remaining "extra" garden at No 48 amounts to a part plot, not what may have been considered a full plot of its own.

The proposed new 4 bedroom property is to be shoehorned into this part plot - an area too small for this size of building. In an attempt to make sufficient space, the existing attached garage at No 48 would be removed and the new property squeezed in leaving minimal space between No 48 and the new build. These 2 houses standing shoulder to shoulder would be out of keeping with neighbouring properties and with the overall appearance of Wickham Way which benefits from nicely spaced housing each with their own garden and large grass front verge. As such, the proposed building would detract from the overall appearance of the road and neighbouring houses and it would always look like a squashed infill.

2. Building Materials

Plans for the new property show a construction with brick and metal cladding. On consulting the planning officer, we understand that the metal cladding will be predominantly on the rear of the building and therefore not visible from the road. However, some metal cladding is also proposed for the front - East elevation - below the windows. This metal cladding would be totally out of character with the build and style of all other properties in the road and would stand out like a sore thumb.

3. Parking

At present, No 48 has off street parking for 5 vehicles; the current owners of No 48 have 4 vehicles including 1 van (this has recently reduced from 5 vehicles) and a member of the family often spends considerable time tinkering with one of the cars, bonnet up or with the car raised on jacks or ramps. To accommodate the new build, the proposed plans show the removal of both the driveway and existing attached garage at No 48 leaving this property with no off-road parking. This is completely unacceptable. All houses in Wickham Way have driveways and space for several vehicles to park, and many of the driveways have been extended to accommodate extra vehicles for their own safety and for that of other road users. It would be detrimental to the property itself and future owners, as well as to the safety and ambience of neighbours and other road users, for the existing large 4 bedroom house at No 48 not to have off street parking commensurate with a property of this size.

We note that West Sussex Highways recommends that the proposed new property has off road parking for 3 vehicles and turning space. It states:

"The proposed driveway appears to provide sufficient space for at least three parking spaces to be accommodated, in accordance with WSCC guidance. There appears to be sufficient space for

vehicles to turn on site and exit onto the public highway in a forward gear."

This seems a sensible and reasonable requirement and we suggest that any planning permission ensures that there is indeed this capacity, especially as the current owner of No 48 raised doubt in conversation over whether the proposed plans realistically allowed sufficient parking for as many as 3 vehicles, let alone turning space too.

These requirements from West Sussex Highways for the proposed new build should also be applied to the existing property at No 48 which is being adversely affected by the plans and stands to lose all its current drive, garage and off road parking. Wickham Way is a narrow road and public footpath with no pavements so pedestrians (including the many dog walkers) walk on the road itself. Permanent parking of residents' own vehicles on the road would make it difficult for nearby residents turning in/out of their own driveways (opposite and next door) as well as potentially dangerous with obstructed visibility for oncoming vehicles and pedestrians. It would also make it impossible for visitors to nearby properties to park close by without causing an obstruction - there is insufficient width for cars to park on both sides of the road.

4. Heat Pump

We note that the proposed heat pump would be sited on the South wall of the new property in a small passageway between the new building and in close proximity to No 48; the passageway would open directly towards No 43 opposite with any noise from the heat pump funnelling towards our building. This is a quiet road in a quiet semi rural environment which residents have chosen and appreciate. We often have open windows including overnight almost throughout the year and would not wish to suffer noise pollution. To minimise disturbance to neighbouring properties, the heat pump should be sited to the rear of any proposed new building (west face) and, as per the Environmental report, the heat pump (if installed) must meet the BS4142 standards.

SUMMARY

We object to this planning application on the basis that:

- The proposed property is too big for the available land and not in keeping with the rest of the road
- The proposed property will use building materials not in keeping with the rest of the road
- Insufficient parking across both No 48 and the new building leading to congestion and safety issues
- Siting of the proposed heat pump should be on rear of any new building (west) to prevent noise pollution.

Kind regards