

Mr Nicholas and Mrs Annabelle Walker
35A Torton Hill Rd
BN189HF

2nd April 2026

Dear Sir/Madam,

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@arun.gov.uk

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1 Class A

Application No: AB/13/26/PDH
Site Address: 37 Torton Hill Road Arundel BN18 9HF
Description of works: Notification under extended permitted development rights for a single storey rear extension measuring 5.5m from beyond the rear wall of the original dwelling house, with a maximum height of 3.2m and an eaves height of 2.46m.

Thank you for your internet representation made on 2nd April 2026 which has been recorded as no objection with the comments as follows:

OWPC82520

We are the owners of the neighbouring property which directly faces and overlooks No37. We have submitted a more detailed response in writing the key points are:

Whilst we have no objection to the planned single story extension, we would like the planners and owners to take note of the comments listed below. Our comments are intended to help build and maintain good relationships between our new neighbours and ourselves. We are also mindful that properties are sold on so we are also thinking about potential future scenarios.

1: The need to maintain mutual privacy; especially as our kitchen, dining room, living room and master bedroom are in full view of those entering and exiting the front and rear of No 37.

2. The need to preserve the privacy of our garden and terracing as a private amenity. Any significant and sustained noise or lighting will impact on the use of our garden. For example, floodlighting the rear patio of No 37, the installation of a swimming pool or operating a noisy business (eg dog or childcare or mechanical repairshop) from the property would have a significant detrimental impact.

3. The impact of the extension and any future development on the downhill flow of ground water, noting the heavy clay deposits in the area where the three properties adjoin.

4. That the recently installed chain link fence does not follow the boundary between the two properties. We would need to be informed of and agree to any changes or work on the boundary between the two properties.

5. That we are informed of any changes or amendments to the current planned extension.
6. The benefit of acting jointly as custodians of the three Oak Trees identified as T1, T2 & T3 in the TPO.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>