

Eddie Kirkby-Bott
45 Torton Hill Road
Arundel
West Sussex
BN18 9HF

Your Ref: OWPC25778
Our Ref: AB/1/20/HH 10-01-2020
Please ask for:
Zac Denton

21st February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

New front porch and upper floor side extension together with internal alterations and all associated drainage works.

Creation of a new pedestrian and vehicular access with drop kerb

43 Torton Hill Road Arundel

Thank you for your internet representation made on 20th February 2020 which has been recorded as '**an objection**' with the comments as follows:

AB/1/20 43 Torton Hill Road Arundel

Objection (in part)

Application 3 Parts (permitted Development)

1. Redesign & alignment of front driveway. No comment provided that all steps taken to ensure "all associated drainage works" are adequate to prevent washout on side wall of 45 Torton Hill.

2. Front Porch - No comment

3. Side Extension - This seems to involve a rebuild of top to party wall which would fall within Party Wall Act (1996) and makes no explanation to procedures to enforce any failure or part of applicant or his agent. The intended works clearly encroach on the existing party wall shared by 43 Torton Hill and 45 Torton Hill. Of concern to owners of 45 Torton Hill is it seems that the party wall will be heightened and modified to accommodate terminating in a parapet at the gable, so we as owners of 45 Torton Hill would require provision to drain rainfall/ surface runoff without any encroachment on / or over the parapet for 45 Torton Hill. Runoff to be contained/ drained to existing points under Part G (2015) Building Regs.

In general, as owners of adjoining property we are very disappointed that we have not been personally consulted about intended works by the applicant or his agent.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only

include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning