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27th August 2020

Shaun Kirkby-Bott
45 Torton Hill Road
Arundel
BN18 9HF

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

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

Application No: AB/64/20/HH
Site Address: 43 Torton Hill Road Arundel BN18 9HF
Description of works: Two storey side/rear extension, porch to front and new crossover to front with associated alterations to fenestration and drainage works.

Thank you for your internet representation made on 11th August 2020 which has been recorded as an objection with the comments as follows:

OWPC28922

Case number: AB/64/20/HH
Location: 43 Torton Hill Road Arundel
Development: Two storey side/rear extension, porch to front and new crossover to front with associated alterations to fenestration and drainage works.

Objection:

From our perspective as next-door neighbours, the proposed plan would have an intrusive and disproportionate impact on our quality of life. Number 45 Torton Hill has been our family home for 36 years, and we greatly value the privacy of our garden and outdoor living spaces, to which we have a fundamental and long-established right. The backward projection and height of such a side and rear extension would critically compromise that privacy by depriving us of adequate light in our rear garden overall and seclusion in our arbour, which was carefully designed and is regularly used for family leisure.

A further key issue is that our property is at a lower level than number 43. The proposed side extension would be built on the boundary line/party wall, exacerbating the damaging impact on the privacy of our property. The height differential, proximity and sheer size of this development (substantially adding to the extension carried out in 2009) would cause the neighbouring property to "loom" over us in a most invasive and unwarranted manner. No doubt this is at least partly why Arundel Town Council has concerns about this further, excessive development of the property in question.

Given the above concerns, and as the owner of the adjoining property, I find it very disappointing and stressful that I have not been personally approached by the Applicant about such high-impacting intended works.

I would be grateful for your meticulous consideration of the above reasoned objections, which I have also summarised in bullet-point form at Annex for ease of reference. I look forward to hearing favourably from you on this matter as soon as possible.

Annex:

Summary of key objections - Case AB/64/20/HH

- Out of Character - This road is characterised by modestly-sized detached houses on good plots with reasonable space between the buildings. The extension would sit on the actual boundary line between our adjoining houses, destroying the current open aspect. The proposed plans for this style of house will not be in proportion to the width of the land it occupies or in keeping with the houses either side
- Overbearing - As a result our property sitting at a lower ground level together with its proximity, the further extension would adversely affect the overall ambience and amenities of our home by giving us the sense of being hemmed in
- Loss of Privacy - Although one must often expect some reasonable degree of being overlooked by neighbours, the new development would dominate both due to its size and the inherent elevated position of number 43 thus compromise our privacy. Instead of the single window at present, three windows would overlook us, one being full length with a Juliet balcony
- Overshadowing & Loss of Light - The Applicant's property already extends beyond the rear of our house as it was previously extended, in 2009. The new development would markedly increase this projection resulting in overshadowing & further loss of light

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 on the website. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

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

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

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 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 www.arun.gov.uk/planning-privacy-statements

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.