



Arun District Council
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18th August 2021

Mr Mrs Cottingham
5 High Ridge Close
Arundel
Sussex
BN189ES

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/98/21/HH
Site Address: 4 High Ridge Close Arundel BN18 9ES
Description of works: Erection of 2No single storey rear extensions. Conversion of roof space to habitable use to include 2No front and 1No rear flat roof dormers. Increased width of existing vehicular crossover and 1No additional crossover. Gabled canopy to front entrance and removal of chimney.

Thank you for your internet representation made on 17th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39650

Mr Mrs Cottingham

5 High Ridge Close
Arundel
Sussex
BN18 9ES

17th August 2021 Your ref AB/98/21/HH

Objections & comments to proposed extensions and alterations.

No 4 High Ridge Close Arundel Sussex BN18 9ES

We strongly object to the above application for the following reasons and would request a site meeting with the Case Officer to discuss the issues prior to planning approval.

1) Proposed Balcony on the 1st floor of the Family Room extension.

The proposed development indicates the creation of a balcony above the ground floor extension, it is unclear from the plans and elevations if the intention of the balcony as described relates to a 'Juliet balcony', without access onto the flat roof area or if the door from the bedroom would allow access. If the roof is intended to

provide a balcony with access, the plans (04 July 21) are misleading as they do not include a compliant handrail. The addition of a balcony and handrail on the top of the 1st floor extension will create an immediate high vantage point for the occupants of No 4 to look directly into the private rear garden of No 5 to the east of the site. The proposed development should be amended to clarify this point and the plans and elevation amended.

The bungalows No4 & No5 are linked via their garages and in close proximity to each other and the proposal is not compliant to the policy to protect amenities and privacy of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

We request that any planning application would be revised to remove the balcony and that Arun District Council add a condition that would prevent current and future occupants or owners from creating one at a later date.

2) Proposed extension at rear of garage.

The proposed use of the garage extension is not on the plan, add to application.

We request that our West boundary wall connecting the rear of the garage to the North boundary be left in position to form a legal boundary between the properties, add to application.

We request that a min gap of 40cm be left between our garden boundary wall and the East facing garage extension wall & roof overhang for maintenance access, add to application.

We request the Building Control Officer inspects the exposed existing garage and garden boundary wall foundations between No 4 & No 5 to ensure they will not be undermined by the proposed foundations of the new garage extension, add this condition to any approval.

3) Proposed changes to the existing surface water drainage

The shared rainwater drainage from the roof of the garages is at present linked with No 5 and connected to a soakaway positioned in the garden of No 4, under the garage extension. It should be a condition of the approval that the rainwater drainage design complies with the appropriate authority, prior to commencement of works, to ensure that the design can accommodate the existing shared and additional discharge created by the works and provision can be made for a new soakaway in the garden of No 4.

4) Proposed Grey front elevation dormers, canopy, fascia, soffits, windows and block paving.

The proposal adds a significant additional amount of development on the site. It incorporates dormer windows and a canopy, to the front elevation which alter its appearance and is out of character with the surrounding properties. We would request that a Street Scene be produced prior to planning approval to ensure that the front elevation grey Dormer windows, Canopy etc, are considered as part of the application and does not create an overbearing and unbalanced effect on the adjoining houses and make it harmful to the existing street scene.

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. 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](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.

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 <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>