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From: David Smith [REDACTED]
Sent: 06 October 2020 11:18
To: Planning <Planning@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Objection to AL/67/20/HH

Westfield House,
Fontwell Avenue,
Eastergate.
PO203RU
06.10.20

Dear Sir,

We wish to object to Planning Permission AL/67/20/HH

This property was originally a two bedroomed bungalow. In 1969 one garage was permitted. In 2009 permission was given for it to become a four bedroomed chalet bungalow, with a double garage. The owner is now seeking permission for an extra 3 bedrooms (one as an extension to the first floor of the main house) and two above an extra detached triple garage at the back of the site adjacent to our boundary. By any standard, we consider this to be an overdevelopment of the site, especially as the site is subject to certain covenant conditions.

The positioning of three extra garages in particular, (detached from the main house) with living space above, at the very back of the site, would be completely out of character. They

would represent a separate dwelling, being surrounded by three other open back-gardens, to three adjacent houses, and be a very visible intrusion, especially as the land in this position, is much higher than the land on which the main house already stands.

On the proposed plans for the detached garages, the rooms above are shown as an 'office and store.' Office and store, or 'extra living space', (as described on the planning application) would both conflict with the conditions already imposed on the house, by the covenant which exists on all three properties contained within this parcel of land. (Lulworth, Fairways and Westfield House.)

The covenant conditions which apply within the second schedule are:-

1. Only one private dwelling shall be erected on each of the plots. (The construction of separate living space above the garages would therefore be prohibited.)
2. No trade or manufacture or business other than market gardening may be carried out on any of the plots. (The construction of an office and store would suggest commercial activity.)
3. One private garage may be erected for each house.

Whilst the planning application proposed, would be in conflict with the restrictions within the covenant, which has been imposed on the land and brought forward, through all subsequent sales and purchases, **our concern is primarily, that granting permission for such an application, would also set a precedent for the other adjacent and near adjacent properties.** This would create a ghetto of multiple garages, with living accommodation or work space above. If this application is permitted, Fairways, Westfield House and any other property with side access in this neighbourhood, could expect to receive similar permission.

We do hope that careful consideration will be given to this matter.

Yours Sincerely,

David and Susan Smith.