



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

12th October 2020

Anthony Marriner  
Fairways  
Fontwell Avenue  
Eastergate  
PO20 3RU

**Case Officer:** Amber Willard  
**Telephone:** 01903 737500 x37445  
**Email:** [amber.willard@arun.gov.uk](mailto: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: AL/67/20/HH  
Site Address: Lulworth Fontwell Avenue Eastergate PO20 3RU  
Description of works: 1st floor side elevation, conversion of garage to habitable use and change of window in dormer to create balcony. Two storey detached garage with accommodation to rear

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

OWPC30224

I wish to lodge an objection to the above Planning Application on the grounds of material planning considerations.

- Overlooking / loss of privacy
- Noise and disturbance resulting from use
- Design, appearance and materials of the triple two storey garage.

The property "Lulworth" was granted planning permission in 2009 to be converted from a two bedroomed bungalow with a single garage to a four bedroomed detached Chalet Bungalow with internal double garage. This current application would develop the property into a potential 5 or 6 bedroomed dwelling including a detached triple garage with one/two potential bedrooms above (commonly known as a "Coach House" Dwelling). The garage structure would create a dwelling in the rear garden and set a precedent for other properties

Locally to also apply for similar detached garages with accommodation above.

**OBJECTIONS**

**1. OVERLOOKING / LOSS OF PRIVACY**

The new first floor balcony area will give a clear view over the adjoining properties of Fairways, Westfield and Rowley rear garden from a first story height removing any Privacy of Use or Activity.

The detached triple two storey garage with "accommodation" on the first floor will give a clear view over the

rear garden and activity of adjoining property "Fairways" as well as unrestricted views into the rear bedrooms and bathroom windows of "Fairways". The ground level on which the garage is to be sited is at least one metre above the ground floor level of "Fairways" increasing the loss of privacy. The lights from the "accommodation" above the garage will illuminate the rear garden of "Fairways". The mature/ established trees in the rear garden of Lulworth will be removed to make way for the garage driveway.

## 2. NOISE AND DISTURBANCE RESULTING FROM USE.

Three vehicles accessing the garage day or night will create a noise and light pollution disturbance as the drive is immediately along the "Fairways / Lulworth" boundary.

## 3. DESGN AND APPEARANCE OF MATERIALS.

The "accommodation" to the garage first floor will increase the ridge height of the structure and be intrusive in appearance from the rear garden of adjoining property "Fairways". A two storey garage structure increases the likelihood of creating a separate Dwelling in the future and will set precedence for neighbouring properties in the area.

Please give full consideration to these specific objections. Should the proposed works proceed they will destroy the peaceful use and enjoyment of "Fairways" rear garden now and in the future.

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](mailto: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](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](http://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.**