



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
website: www.arun.gov.uk/planning

12th July 2021

Mr A Collingridge
Reed Cottage
Off Westergate Street
Woodgate
Chichester
PO20 3SQ

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 and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/84/21/PL
Site Address: Innisfree 26 Belle Meade Close Woodgate Aldingbourne PO20 3YD
Description of works: Variation of condition 2 imposed under AL/23/20/HH relating to approved plans.

Thank you for your internet representation made on 11th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38127

The Builder/Architect conducting this development appear to have little regard for the approved planning processes. Their approach so far is to ignore approved plans and implement what they want, seeking retrospective approval on the basis that it is usually easier to gain forgiveness rather than seek permission, this makes a mockery of due process.

Specifically the implementation of the rear dormer window, which was initially refused, and the addition of a Velux style window in the same bedroom contrary to approved plans. The proposed argument is that this change is required under the guise of building control requirements, if indeed this is valid for the Dormer window given there are now two closely coupled windows to navigate for fire escape purposes which according to Building Regulations B1 could be considered an obstruction. When my wife initially approached the builder about the non compliance she was told by him that the Dormer construction was purely in the interest of aesthetics.

The behaviour of this Builder and Architect with regards to their non adherence to the approved plans, the statements and submitted plans to make the Dormer window justifiable, feels untenable given the current external implementation and reliance on an internally affixed window to guarantee our privacy. The updated plans for the Dormer window makes it easier to remove the internally constructed window at a future date, if indeed it is ever installed in the first place. The only way to validate if they are adhering to the revised plans and design would be via an internal inspection which the builder and architect know is unlikely to happen.

The submitted statement also highlights an attempt to use the NMA mechanism to brush away the multitude of approved planning breaches in conjunction with apparent support from the Planning Officer, I am now not

surprised that the builders statement of "you will be surprised what we can get away with" if this is normal custom and practice.

As our original privacy concerns for the Dormer window were considered valid resulting in revised plans with the Dormer removed being approved by the Planning Officer I would like to know now why this is no longer the case given the NMA approach without verifying the designs and validating the implementation.

As it appears from the submitted statement that the preferred and initially supported route for the planning breaches was a NMA for which I would have had no opportunity to comment I have been asked by the Local Government Ombudsman to follow all ARUN's comment and complaint processes with regards to this development, hence this objection to the East Dormer and Velux implementation.

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/planning-decision-process>.

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/weekly-lists>

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.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.