Mary Tyler
31 Balliol Close
West Meads
Bognor Regis
PO21 5QE

Your Ref: OWPC23364
Our Ref: AW/134/19/HH *25-04-2019*
Please ask for:
Amber Willard

5th June 2019

Dear Sir/Madam

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

Single storey side and rear extension with habitable roofspace and conversion of existing roofspace to habitable use, together with porch removal and replacement windows.
33 Balliol Close Aldwick

Thank you for your internet representation made on 4th June 2019 which has been recorded as **'an objection'** with the comments as follows:

Dear Sir/Madam,

Ref: application AW/134/19/HH 33 Balliol Close, West Meads, Bognor Regis, PO21 5QE
My property immediately adjoins the side boundary of the application site. I would like to object to the proposed development on the following grounds.
The proposed development has been described as a 'Single storey side and rear extension with habitable roofspace and conversion of existing roofspace to habitable use.' This is extremely misleading - it is clear to see from the plans that it is actually a two story extension that is being proposed. This will essentially convert the property from a small two bedroomed bungalow to a large 3 bedroomed house. This is not at all in keeping with the surrounding properties, and would set a worrying precedent for future over development.

When we moved into our single story bungalow some 13 years ago we were immediately adjacent to similar single story bungalows. I never envisaged living next door to a two story property without having moved. Had I wanted to live in and be surrounded by 2 story properties I would have bought a house. If I had known that there was a possibility of this happening I would not have moved here. The whole of the close are all single story bungalows as is the rest of West Meads estate.

Should planning permission be granted I feel that my privacy would be compromised as there would be direct line of sight into my conservatory and my garden, which is currently not overlooked by anybody.

I have paid a premium to live in a single story unoverlooked property. Bungalows are more expensive than houses. When I want to move nearer to my family in the not too distant future I feel the proposed development would affect both the ease of selling as well as diminishing the value of my property, when there are so many other properties available which aren't overlooked.

I believe the proposed extension contravenes policy D SP1 of the Arun Local Plan 2011-2031 on the following points:
In section 13.4.3:
- The proposed extension does not complement the scale and massing of the existing

building
- The proposed extension would lead to overlooking, overpowering or overshadowing of neighbouring properties - there would be direct line of sight into my property from the 4 floor to ceiling windows, therefore overlooking it; and the scale (almost three times the scale of the existing property) would be hugely overpowering and overshadowing. Whilst mentioning the view from the other properties immediately adjoining the proposed development, it fails to mention that the North West elevation is the view from my property.
In section13.4.4:
- The proposed extension is not visually subservient to the existing property. The proposed material for the first floor is grey weatherboarding, while the existing property is red brick. There is also a proposal to change the existing white upvc windows with grey aluminium ones.
- Extension of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable. The proposed extension is approximately 178% of the current floor space so is grossly disproportionate.
Whilst I object to this proposal, I do not wish to prevent my neighbours extending their property. I would not object to a smaller single story extension being built in line with your policy D SP1, that does not overlook, overbear or restrict my light.

Yours faithfully
Mary Tyler

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equallity or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning