



Arun District Council
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1st July 2022

Catherina Gray
9 St. Richards Drive
Bognor Regis
London
PO21 3BH

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: AW/136/22/HH
Site Address: 8 St Richards Drive Aldwick PO21 3BH
Description of works: Erection of two storey side extension, single storey rear extension, first floor front extension with juliet balcony, installation of front porch, increase main roof ridge height, new pitched roof over existing dormer and alterations to fenestration/openings.

Thank you for your internet representation made on 30th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48575

With reference to the Arun Local Plan 2011-2031 (2018) I believe the plans submitted do not adhere to policy D DM4. The proposed extension will effectively double the front elevation which means that the extension is not visually subservient to the existing structure (point (b)). The proposed two-storey side extension will have an adverse overbearing effect on the neighbouring property, 10, St Richard's Drive as it will extend to within 1m of the boundary between the properties. The additional shadow cast by the higher roof will have an adverse impact on the light to the study and WC and, potentially, to the light in the living room, as the plans extend beyond the back exterior wall of number 10. The garden, and specifically the patio area will suffer from overshadowing. With reference to point (e) of the policy, the established spatial character of the street is based on there being a good amount of space between each property. The proposed plans will compromise this characteristic, as the side extension is overly large for the street scene. Whilst the properties on the street are of varying designs, what unites them is that they sit in generous plots and none of them fill or dominate their plots in the way that the proposals for this property would, given the sheer width of the frontage to the street and its scale and massing.

With reference to the Arun Design Guide SPD (2021) section M.01, I believe the proposed plans are similar to the third diagram of figure 273, as the small building in the north-east of the plot is currently a single storey garage. The proposals make this into a two-storey extension as part of the house, which will extend the habitable space beyond the existing front of the property.

The design document states that "the scale, massing and positioning of extensions should be visually

subservient to the existing property in order to ensure that the latter remains the dominant form."

The scale of the proposals is such that the extension is equally dominant, not subservient to the existing property.

The document goes on to say that "side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building... Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres,". The side extension proposal in this case is set in front of house to incorporate the existing garage, and the roof ridge across the whole property is proposed to be raised.

Looking again at the proposed front elevation, the first floor will be less than 1m from the boundary, which does not adhere to the Arun design guidelines which state "In streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor and 2 metres away at first floor and above". The plans will also contravene the next principle "No part of the development should generally protrude further than the 70 degree line taken from the plot boundary" as the proposals extend to a line of around 84 degrees from the plot boundary.

For the above reasons, I believe this planning proposal should be rejected.

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>.

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>