

Robert Trott
2 The Dunes
Aldwick Bay
Bognor Regis
West Sussex
PO21 4EU

Your Ref: OWPC6385
Our Ref: AW/163/15/HH 15-06-2015
Please ask for:
Mr D Vick

28th July 2015

Dear Sir/Madam

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

3 storey extension including moving living area to first floor level & 2 bedrooms with en-suite in the roof.

1 The Dunes Aldwick Bay

Thank you for your internet representation made on 28th July 2015 which has been recorded as '**an objection**' with the comments as follows:

The proposed development impacts my property to a large extent. The new West Elevation is adjacent to my East Elevation and the proposal increases the length of the ground floor from 9 metres to 18 metres and the first floor is increased from 5.7 metres to 15 metres and a new gable end is added that is 30% wider at the base and rises 2 metres above the existing roof line to accommodate the addition of a second floor. These changes combine to restrict the light to my ground floor rooms and severely reduce my view of the beach and sea to the East and South East from the first floor and will put my first floor sun room and balcony in the shade till mid day.

The proposed elevations include gable ends to the East, West and North. This is out of keeping with other properties in The Dunes and along other beach front houses where hipped ends are used. Such a modification to the proposal would go some way to reducing the impact of the increased height and lessen the reduction in light. The inclusion of hipped ends was part of the planning applications for numbers 2 and 3 The Dunes in recent years.

The site plan drawing 5 of 6 in the planning application is inaccurate in so far as the foot print of numbers 2 and 3 The Dunes are pre changes that have been undertaken in the last 5 years and thereby do not fully show the impact of the proposed extensions to number 1 The Dunes.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do

not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration