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Bognor Regis
West Sussex
PO21 4AT

9th September 2015

Mr Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Davis

Re Planning Application AW/181/15/HH

I note that there are now revised plans submitted for this planning application and I would like to clarify a few points regarding it.

When the applicant submitted his plans in June the ensuite-bathroom window was as per the attached photograph. This is an enlargement of a photograph I took on 14th July 2015 which is included in my wife's (Mrs Amanda Morrison) letter of objection dated 27th July, but can also be seen on the applicants own photos on your planning website – see page 8 of view facing north along access to beach.

In the photograph you can clearly see that the lower fixed portion of this window is covered with a frosted film and the upper part that can be opened is clear. When these houses were built all windows were fitted with clear glass and to protect their privacy from those outside on the beach access ramp, the previous owners of this property fitted this frosted film rather than reglazing the window to frosted glass. So for about the last 18 years our view of our neighbour's property has included what I described in my letter as a "first floor frosted bathroom window".

Reviewing the applicant's comments (letter dated 20th August 2015) on this same window: "I would like to correct the comment by the neighbour in No.12 where they have stated my ensuite-bathroom window is frosted. It is not and never has been in all the years they have been living here. They know that my predecessors and I have always been able to look out of the window – not least because of the sea view. See Figure 8, 9 & 10. [View from outside; inside view looking out; inside view from top of window looking south.] The picture of my window below shows a date shortly after the photo they took of my window."

Therefore in response to our letters of objection, it would appear that the applicant had decided to remove the frosted film from this window and pretend it was never there. This must have happened sometime around the beginning of this August.

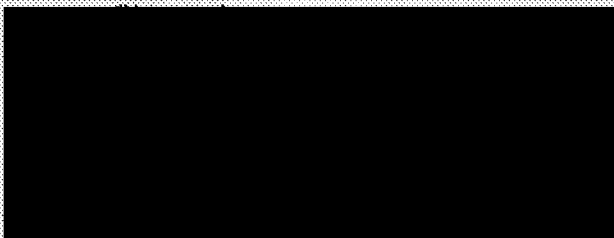
We have, of course, noticed that the applicant has made this change – not least because anyone using the ensuite-bathroom is now visible from outside. However I guessed that this was related to the planning application and in particular the proposal for the new west facing window, which I believe has been the subject of recent discussions between yourself and the applicant.

I think that the original builders did quite a good job in balancing the needs of privacy and light in the beachfront houses. At first floor level I have only my bedroom window facing the applicants house and he in turn only has the bathroom- ensuite window. (There are no windows at all on the opposite side of our houses.)

As shown in the applicant's pictures the view out of these bedroom/bathroom-ensuite windows is almost entirely dominated by the house opposite but, due to the use of the room in each case, visits to these windows are likely to be brief. The applicant's desire to change his first floor into an open plan kitchen/living space now implies that any existing or extra windows will be used more often, which is why I highlighted this potential loss of privacy in my letter dated 27th July. Even with the revised plan I believe that this potential still exists and would ask that the proposal for the new window be rejected.

I realise that you have a difficult job balancing the conflicting interests of parties involved in planning applications. However I do think that the fact that the existing west facing bathroom-ensuite window had a frosted film (as shown in the enclosed picture) when this application was submitted is relevant in any discussion you had with the applicant or his representative. Can you confirm that you were made aware of this? Also that there is a requirement to consider issues of privacy when considering whether or not to allow items which may fall within permitted development?

Whilst on the subject of planning regulations, since the applicant has gone into print at some length about this, would it be possible to advise me which of ADC's planning policies would be most relevant to this application.



Ian Morrison

