

Robert Roodhouse
36 Barrack Lane
Aldwick
Bognor Regis
West Sussex
PO214DB

Your Ref: OWPC23685
Our Ref: AW/188/19/HH 19-06-2019
Please ask for:
Amber Willard

16th July 2019

Dear Sir/Madam

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

Two storey side extension and single storey rear extension with juliette balcony. 'This application may affect the setting of a Listed Building'

34 Barrack Lane Aldwick

Thank you for your internet representation made on 15th July 2019 which has been recorded as '**an objection**' with the comments as follows:

Advanced demolition works carried out prior to determination of this application have shown little consideration for Health and Safety. I would request that conditions are included requiring erection of a permanent fence, prior to groundworks commencing, for the full length of the boundary where the garage and outbuildings have been removed to offer protection to the mature hedge and trees on the property boundary, also to provide debris netting to the full extent of all scaffolding erected on the boundary line to protect against noise, dust etc and to preserve privacy.

I would expect a condition be included limiting the working hours on the project to 8.00 - 5.30 weekdays, 8.00 - 1.00 on Saturdays and no work on Sundays to preserve amenity.

A condition to be included requiring the applicant to provide a method statement for all groundworks to be carried out within the root protection zone of all hedges/trees

Applicant to provide proof that the single storey extension does not extend rearwards to an extent that it interferes with a 45 degree view from the patio doors at the rear of our property.

The massing of the main two storey part of the extension is such that it will block a significant amount of light / sunshine, specifically in the mornings, from the outside areas of our property which will have an adverse effect on our amenity and enjoyment. I would request that the roof profile be reconsidered and a hipped roof profile adopted to minimise the impact on daylight (I acknowledge that the applicant is considering this point). It also noted that the two storey section of the extension is set back from the main facade, with a split ridge line, this exacerbates the impact on light to our property.

I object to the inclusion of patio doors, glass balustrading and roof top balcony at the rear of the master bedroom. This will allow direct overlooking of our rear garden with loss of privacy, it will also risk noise and disturbance in the mornings/evenings associated with the social use of such spaces. If the applicant wishes to retain patio doors in that location then I would ask that a condition be imposed requiring the doors to open inwards only, for permanent bolted railings to be fixed across the opening, and for a condition to be applied in perpetuity preventing the roof space being used as a habitable terrace space

I would request that the window to the master bedroom en-suite be fitted with obscure glass

I object the inclusion of doors in the side elevation adjacent to my property. The glazed door to the side of the room at the back seems superfluous given that there are multiple rearward opening doors, this glazed door does not respect privacy, will create a risk of overlooking and additional noise, I would ask that this door is deleted. The door to the garage also seems superfluous since there are two doors to the frontage and an internal personnel door. This door creates a risk of noise, fumes etc associated with the garage space and also a fire risk so close to the boundary. I would ask that this door is deleted.

A development of this scale will generate significant issues with the parking of operatives vehicles. Noting that the property is close to a junction on a relatively narrow road with a partially blind bend I would ask that a condition is attached to the consent that restricts the parking of any operatives/delivery vehicles with the Acorn End visibility splay and also restricts the parking of any operatives/delivery vehicles outside 36 Barrack Lane such that the visibility splay on exit from our driveway is compromised.

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 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 equality 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