

Mr and Mrs Ellis
15 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

Your Ref: OWPC1282
Our Ref: AW/212/13/ 02-09-2013
Please ask for:
Mrs J Chapman

4th November 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Garden room with balcony to rear of property
19 Marquis Way Bognor Regis

Thank you for your internet representation made on 2nd November 2013 which has been recorded as '**an objection**' with the comments as follows:

Application AW/212/13: 19 Marquis , Garden room with balcony to rear of property

We write to object to the aforementioned application.

We object to the application on the grounds that it would be intrusive and unneighbourly to ourselves.

We believe the application would have an overshadowing, overlooking or overbearing effect on our property, to the extent the proposed balcony would look directly into our bathroom and lounge.

We must also agree with the parish Council in that the application is in direct conflict with Policy. Dev. 19 of the Arun District Local Plan 2003.

Finally I would like to raise the matter of the 'building line' although the proposed extension is not to the front of the property due to the proximity of the properties to the sea it is considered these property are what can only be described as 'duel fronted' and therefore an extension of that proposed would break the building line and would not only protrude beyond this, it would breach the original line the developer created to keep the natural gap between the properties.

I hope you realise we are not against development and did not object to the applicants clients most recent extension but feel the current proposal is an unwelcome intrusion that is unseasonable and unnecessary.

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 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
Assistant Director Planning & Economic Regeneration