



Arun District Council
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19th October 2020

Barry Watkins and Kathy Craggs
12 Regis Avenue
Aldwick
Bognor Regis
PO21 4HQ

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/246/20/HH
Site Address: 14 Regis Avenue Aldwick PO21 4HQ
Description of works: Front porch extension and front extension to existing garage including raising height of garage roof.

Thank you for your internet representation made on 16th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30473

Dear Sir

It has come to our notice of a proposed planning application by our neighbour Mr. J Evans of 14 Regis Avenue Aldwick to extend his existing garage and make building changes for a new porch to the front of his house.

We have no objection to the new porch going in, however we would like to know the councils view and where we stand with right to light as we currently enjoy the evening sun through our lounge side window which measures 1800mm wide x 600mm.

After looking at the plans for the proposed garage extension the wall of which would project opposite our lounge window and block out our light because the height of the wall would be above our eaves level as we live in a chalet style house. This would negate any benefit from having the window which was there when the house was built in the 60's.

Secondly, we are concerned about the close proximity of the proposed foundations to our waste water and sewer pipes especially the vibration set up during excavations and the distinct possibility of cracking from this work. These pipes are glazed earthenware which are brittle by their very nature and are nearly 60 years old. We are worried about a smaller waste pipe from our kitchen which runs under and across our lounge to connect with the sewer pipe via a gully, we are in for big trouble if this pipe becomes dislodged as a result of the proposed works.

Because of how close these works would be to our property our neighbour has offered an indemnity called a Party Wall Agreement against any damage so caused, but we are unsure how long this would cover us for or if he decided to move because any movement or cracking may not manifest itself until long after any building works have finished.

We do not want a falling out with our neighbour over this but we do have to protect our own interests and the

impact it will have on us. Your comments on both these points would be appreciated.

We Remain

Yours Faithfully

Barry Watkins and Kathy Craggs
12 Regis Avenue.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.