



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

19th October 2020

Geoff Baxter
Tradewinds
14 Aldwick Place
Aldwick
PO21 4AB

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application No: AW/264/20/CLP
Site Address: 4 Shorecroft Aldwick PO21 4AS
Description of works: Lawful development certificate for a proposed single storey rear extension and loft conversion with rear dormer window and rooflights.

Thank you for your internet representation made on 18th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30497

I am objecting to planning application reference AW/264/20/CLP on the following grounds.

The proposed extension would result in unacceptable loss of privacy, adversely affecting amenities enjoyed by occupiers of neighbouring properties.

1. Application will result in substantial loss of privacy due to planned rear dormer windows and would have a severe adverse effect on the amenities of our home, a bungalow.
2. Rear dormer windows would have uninterrupted views into two main living room areas removing all privacy that we currently enjoy and would be unduly intrusive as a result.
3. Application would also have a detrimental impact on our loss of amenity and quality of life as proposed rear dormers would have completely uninterrupted views of our exterior garden space with specific impact on the main patio area which is in constant use and is just 8 metres from the boundary.
4. Planning guidance state dormer windows where used should be sympathetic to neighbouring properties, which these are not, and should be used to create added light and not to increase habitable floor area which this application does not comply with.
5. Bulk and unbalanced roof appearance are out of scale and will be grossly overbearing and inconsistent with surrounding properties.

6. Depth of our garden at its furthest point is less than 11 metres to the boundary. The proposed rear loft conversion would therefore be far more intrusive on our privacy than properties with larger rear gardens, particularly as there is no screening to lessen the impact of the planned loft extension.

7. With no screening in place the proposed application would have a clear line of vision into our private garden area and living accommodation and neighbouring properties 12,16 Aldwick Place, also bungalows, thereby resulting in a blatant loss of amenity.

The principal of the loft conversion is not being objected to, purely the method to create it. Following planning guidelines adequate light could be created by the use of Velux windows to the rear which would protect neighbours privacy and amenity.

If granted this application will in effect be a three storey property with windows on each floor overlooking three bungalows. This is not only overbearing but also out of character and inconsistent with surrounding properties given its bulk and unattractive appearance. However this objection is based solely on the grounds of loss of privacy and amenity and would propose this application is refused for the overwhelming reasons provided.

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.

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

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.