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26th October 2020

David Tuthill
11 Aldwick Place
Aldwick
Bognor Regis
West Sussex
PO21 4AD

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 24th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30661

ALDWICK PLACE RESIDENTS' ASSOCIATION Ltd.

Planning Office
Arun District Council
Littlehampton BN17 5LF

Dear Sir
AW/264/20/CLP

Aldwick Place Residents' Association Limited (APRA) is the Estate Company responsible for the management of Aldwick Place residential estate and the well-being of estate residents. APRA has received several submissions from residents of the development who are against the planned work and so we are writing with the following objections to the above planning proposal.

1) The plans show a loft conversion which will provide living accommodation on three floors. No other estate property has more than two floors; where loft conversions have been permitted it has been either from a single floor bungalow or where additional bedrooms have been included within an existing first floor level. The proposal is therefore not in keeping with other properties on this small estate and will look overbearing and out of place.

2) Because the proposed rear dormer windows will be much higher than the existing first floor rear windows,

the viewing angle from the increased height will cause an unacceptable loss of privacy and amenity of the adjacent properties in Aldwick Place which back on to 4 Shorecroft.

3) The owners of 4 Shorecroft have been requested to replace the proposed rear dormer windows with Velux rooflights installed to follow the existing roof slope. They have refused to agree to that change which would have reduced the overbearing appearance of dormer windows which will be widely visible on the estate and not in keeping with existing properties.

4) It should be noted that for the above reasons this Company is unable to give approval or consent to these proposals as required by Estate Covenants set out in the Articles and Memorandum of Aldwick Place Residents' Estate Limited.

5) We therefore recommend that this planning proposal should not be approved.

Yours faithfully
The Directors
for and on behalf of
Aldwick Place Residents' Association Ltd.

Registered Co. No.00910245 Registered Office 41a Beach Road Littlehampton BN17 5JA

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](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
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.**