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2nd March 2022

Mr. Ian Jefferies
46
Kingsway
PO21 4DN

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

Application No: AW/35/22/HH
Site Address: 49 The Drive Aldwick PO21 4DS
Description of works: Erection of single storey rear extension and conversion of loft to habitable use following the demolition of existing rear conservatory.

Thank you for your internet representation made on 2nd March 2022 which has been recorded as an objection with the comments as follows:

OWPC44855

Having made a thorough search of the file regarding this application, I am very concerned and Strongly Object on the grounds of Adverse Overlooking and Overbearing upon neighbouring properties. I believe this to be the gravest example in Craigweil we have seen in many years on these grounds.

The vast height and breadth of these north elevations give external views from the property over the gardens and rear rooms to the north of the site, especially Nos.40,40A and 42 Kingsway. The position of this rear, fully glazed elevation is further north than the existing building and for such a cramped back garden, emphasizes the closeness to the Kingsway properties. At present there is NO overlooking, so there is a material change in these proposals, enlarging the footprint north of the property with the result that overlooking etc are introduced.

Similarly, external views from The Drive east and west of the site will mean that although there is technically not a great increase in height in the proposals, enlarging the footprint and inserting the upper floor extension will result in overlooking etc.

Similarly, external views from The Drive east and west at this point will mean that although there is not a big increase in height, the views will greatly encroach, by the very bulk of the side walls of the upper floor and therefore the street scene along The Drive both east and west affected to their detriment. There is no positive contribution to those street scenes, indeed it will be detrimental.

Policies in the current District Plan that are contravened here are:

HER DM3 -regarding Preserving and Enhancing the Character and Appearance of the Craigweil House Conservation Area (CHCA) Ref Para F, does no harm (I suggest it will do significant harm) to important views into and out of or within the CHCA.

Then D DM4 - Para C - regarding adverse Overshadowing, Overlooking, Overbearing upon neighbouring properties.

I note that Aldwick offers no objection, but I suspect they were not able to inspect views to the rear or from

internally in the Kingsway properties I have done and can provide photographs if required.

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 including your name and address 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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>