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29th January 2021

Geoff Baxter
Tradewinds
14 Aldwick Place
Aldwick
PO214AB

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/3/21/HH
Site Address: 4 Shorecroft Aldwick PO21 4AS
Description of works: Single storey rear extension and loft conversion with enlarged rear dormer window and two modest front facing dormer windows. Alterations to fenestration, Canopy to side elevation, Planter and replacement handrail to roof terrace.

Thank you for your internet representation made on 28th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33318

I am objecting to this planning application on the grounds that the proposed loft conversion would result in an unacceptable loss of privacy, loss of amenity and an overbearing and harmful exterior.

1. Loss of Privacy

1.1 Screening of neighbouring properties by obscure film does not protect privacy. Window film can be removed and therefore is not a permanent solution.

1.2 Partially obscuring windows will still allow clear sight of neighbouring amenity. Loft glazing needs to be fully obscure glass and fixed or restricted opening.

1.3 Viewing angle from increased height will result in an unacceptable loss of privacy of the three bungalows in Aldwick Place.

2. Loss of Amenity

2.1 This roof extension would have a dramatic impact on our quality of life as this box dormer structure would have intrusive views of our living rooms and rear garden space, particularly the patio area which is in constant use.

2.2 The depth of our garden to the boundary is less than 11 metres. From our closest habitable room the

distance is just 5.5m. This extension would be totally intrusive and damaging to our private garden area.

3. Design and Appearance

3.1 Planned rear roof extension would be totally overbearing due to its bulk and appearance and would overwhelm the three bungalows that it backs onto.

3.2 The bulk and design would be out of keeping and out of character and would be the only property with three floors of accommodation on the Aldwick Place Estate. The majority of surrounding properties are single storey bungalows, while its immediate neighbours on each side have two floors.

3.3 No other property would dominate the immediate area anyway near the level that this would due to its scale, bulk and unbalanced roof appearance and it would be harmful to the visual quality of the area.

3.4 Planning guidance state that large flat roofed dormers are rarely accepted.

4. Summary

4.1 Velux roof lights that follow the existing roof line are a common feature of loft conversions and would be an acceptable solution. This also would not compromise neighbours privacy and amenity.

4.2 Other floor plans could be considered which avoid this aesthetically harmful rear roof structure which will have a detrimental impact on its locality.

This application provides no enhancing benefits as currently configured and would be harmful to the visual amenity of its locality and should not be given consent for the 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 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/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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.