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1st February 2021

Janet Gregory & David Cable
2 Shorecroft
PO21 4AS

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 31st January 2021 which has been recorded as an objection with the comments as follows:

OWPC33370

We are objecting to this Planning Application which, although it refers to Lawful Development Certificate AW/264/20/CLP, totally disregards the valid points made in the 10 objections & proposes an even larger rear flat roofed dormer + 2 'modest' flat roofed ones at the front.

Those structures together with other design features will look incongruous in Shorecroft & have a detrimental effect on the estate as a whole.

Design & Appearance

- a) dormers, pitched or otherwise are inappropriate in this location
- b) a rear dormer will be visible from various places on the estate plus parts of the wider area eg Aldwick Ave
- c) the dormers back & front will look overbearing & intimidating
- d) the additions effectively create a 3 storey building & there are no 3 storey properties on the estate
- e) the amount of glass surrounding the roof terrace which extends over the garage to within approx 5M of the pavement will look out of place & in full sun could cause unwanted glare to traffic

Previous developments have been in keeping with the overall look of the open plan private estate. Properties in Shorecroft are predominately chalet style bungalows & construction of dormer windows on the front elevation of one house in the only group of 4 houses will look totally out of place & will not enhance the street scene. The building will look top heavy, unbalanced & together with the extensive glass balustrade will disrupt the continuity of the group which are similar in design.

Design & Access Statement

- a) refers to the front dormers as being 'modest' but without actually measuring the plans they look approx 1.8 - 2.4M wide & 2.4M high, which is not modest
- b) refers to the dormers at 7 & 9 Hornbeam which is somewhat irrelevant as they are not even visible from Shorecroft. The chalet bungalows are at the end of a cul-de-sac & the one small dormer on each property are viewed from the front elevation & does not detract from the overall street scene
- c) states that the proposed glass balustrade will be similar in appearance to those at 3 Shorecroft - which is beachside & 3 Aldwick Place - much smaller & hardly noticeable as it doesn't project beyond the front elevation of the house. More importantly, neither are visible from this location.

Loss of Amenity

The sheer bulk of the the full width/height rear dormer will be very intrusive & the proposed obscure glass will not disguise the structure which will be visible from our garden & could at certain times of the year block the sun. It will also be visible from the gardens at 6 & 8 Shorecroft + the windows & gardens of 12,14 & 16 Aldwick Place.

The side profiles of the front & rear dormers will be seen from 2 windows in our bedroom as well as our roof terrace & will dominate & overshadow our outdoor space & could also obscure the sun.

Omission of information

The previous owners officially converted the rear of the garage into an office & the front portion was used for storage. It is noted that the plans for the east elevation (facing our property) show 2 new high level windows in this location. The floor plans mark the dividing wall + a window in each section but there is no indication of what the area will be used for after these windows have been installed.

To Summarise

- a) the plans do not respect the area or the people who live here & to our knowledge there has been no neighbour consultation
- b) there has been no consideration of the overall impact of the development which is totally out of harmony when viewed in the context of the surrounding area
- c) we are concerned that approval will set a precedent & open the flood gates for all sorts of mis-matched, inappropriate designs which could compromise the architectural design & integrity of Aldwick Place Estate

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.