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3rd February 2021

Lindsey Baxter
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 2nd February 2021 which has been recorded as an objection with the comments as follows:

OWPC33435

I object to the proposed planning application due to the bulk and overwhelming size of the rear loft extension, which would intrude our living space and garden, resulting in a loss of privacy and amenity.

My comments below are in response to the Design and Access Statement that forms part of this application.

1.5

The actual plan shows obscure FILM, however obscure fixed glass to the whole windows rather than obscure film to a height of 1.7m from the floor, is the only permanent solution. Windows should also have restricted opening.

3.1

This benefits front of the property, but impacts to an unacceptable level at the rear on the three facing rear bungalows.

5.1

This application fails to meet any of these statements. The overall style and design of the rear box extension contributes nothing to enhance the design and visual appeal of the surrounding area, where open space is a prominent feature. This proposed extension will be totally overbearing due to its bulk and box style appearance and will completely overwhelm the three bungalows to the rear. Furthermore its bulk will be out

of keeping and character with all other surrounding properties as this would be the only property with three floors of accommodation on the Aldwick Place Estate. This proposal would dominate the locality as a result of its scale, bulk and unbalanced roof appearance and will be harmful to the visual amenity of the area.

6.2

This proposal can not be considered proportionate when its scale, bulk and unbalanced roof appearance will create the only property with three floors of accommodation in its locality and overwhelms its three closest bungalows to the rear.

6.4

We have received no contact whatsoever from any source in respect of this latest application AW/3/21/HH. We were contacted last September in respect of their previous application, this we immediately rejected on the same grounds stated in this application. We were assured that their architect would produce a solution that addressed our concerns. We do not consider that obscure window film, added partially to the third floor rear box dormer windows, constitutes an acceptable solution. Due to its enlarged bulk, scale and unbalanced appearance, this application is even more unacceptable.

6.5

The visual impact from the bungalows to the rear is considerably harmful in outlook and visual amenity due to the increased height and viewing angle. With the only property with three floors of accommodation, it would dominate the immediate area due to its scale and bulk. Not only would it be clearly visible from Aldwick Place and Wallfield, the west roof elevation would have unobstructed views from the furthest point in Shorecroft and Hornbeam Close. Outside of the Aldwick Place Estate, this proposal would also be clearly visible from properties in Aldwick Avenue and Woodstock Gardens to the East. This proposal could not be more detrimental to the visual appeal of its surrounding area.

6.7

As has been demonstrated in previous responses, this application provides no enhancing benefits as currently configured and will be harmful to the visual amenity of its locality and should be refused consent for the reasons documented.

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.