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8th February 2021

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

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 7th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33558

Dear Sir

Planning application AW/3/21/HH

The external appearance and dimensions of the proposed loft conversion are not in keeping with other properties on this small private estate. It should be noted that this small estate was very carefully designed as regards the layout and appearance. The estate is managed by Directors who are residents and shareholders of the estate and represent the best interests of the whole estate community. Purchasers of estate properties are made aware of restrictive covenants which preclude such oversize development as is proposed at 4 Shorecroft. By restricting the development of properties to acceptable designs the character and ethos of the estate has been carefully maintained and echoes the award-winning architectural designs of the original properties.

By permitting the oversize north facing dormer ADC will destroy that which has been carefully preserved over the past fifty years.

There are no objections to the ground floor extension, but the loft conversion is out of scale and appearance with other estate properties. It is overbearing and out of proportion with the existing properties and will create a domineering eyesore from many viewpoints on the estate.

The privacy of overlooked properties will be lost causing distress and anxiety to residents affected. The owners of 4 Shorecroft have previously refused to install Velux rooflights in line with the roof slope and so the only permanent solution to this is to apply a condition that all north facing windows of the loft conversion must be permanently fitted with obscured glass and be non-opening.

That will maintain the privacy of neighbouring properties, but will not compensate for the intimidating

appearance of the loft extension as proposed.

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.