



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

18th February 2021

Danielle Delaney
4 Shorecroft, Bognor Regis, West Sussex
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 17th February 2021 which has been recorded as support with the comments as follows:

OWPC33897

Dear Ms. Willard, I've taken note of all comments. Our 1st Planning Application, for a LD Certificate, AW/264/20/CLP, submitted 27-9-2020 validated 14-10-2020 was for a proposed single storey rear extension & loft conversion with a rear dormer window & roof lights. Prior to this submission my husband & I consulted with our adjoining neighbours & Aldwick Place Residents Association (APRA). Following this our rear neighbours, whom we invited into our home to show our detailed proposals, created as much opposition as possible from others on the Estate. I worked throughout on a proactive basis with yourself & explained that I couldn't understand these objections when it was clear that we were entitled to extend our house to 3 storeys including a loft extension & a roof dormer window with roof lights, irrespective of whether any other similar size houses exist on the estate. This was due to our proposal being designed to ensure it fell within our PD rights. I was also engaging with APRA & on 13-11-2020, prior to the date our Application was determined, I received an email from Mr Dalton MD of the Managing Agents acting on behalf of APRA. He explained there'd been a recent change in the membership. He went on to state:

"this has prompted the current Directors to review the position on this matter. As a result of this reconsideration they have asked that we convey to you that Aldwick Place Residents Association Ltd will abide by whatever decision the planning authorities come to, in other words if planning permission is granted, they will then confirm their consent also"

The consent Mr. Dalton refers to is in relation to a Restrictive Covenant on the Title Deeds. If any individual wishes to carry out Alterations, written consent is required from APRA. Our detailed plans had been submitted to the Managing Agent & the position stated by Mr Dalton on behalf of APRA could not have been clearer. Insofar as the App AW/264/20 CLP is concerned, the Planning Authorities (ADC) determined it on 30-11-2020. The Planning Authority confirmed that we were entitled to carry out the work applied for, under PD rights. I therefore expect APRA to honour the terms of their correspondence to me of 13-11-2020. Our 2nd Application, AW/3/21/HH builds upon work previously approved. Many comments made by objectors failed to

take into account that we have the right, now confirmed by ADC, to extend our house by way of a loft conversion with a rear dormer window. The principle is established, both in terms of our right to build it & of APRA giving consent under the terms of the Restrictive Covenant. It was the APRA correspondence of 13-11-2020 that encouraged us to proceed to the current Application. Whilst I acknowledge some overlooking into rear gardens of our rear neighbours, the overlooking is mutual & existent into 2 of our bedrooms already. Our neighbours at 14 Aldwick Place didn't make any of the comments they're now making when in respect of their own Application No AW/134/20/HH, for a rooflight to their own proposed loft extension, the Planning Officer stated: "The rear facing velux, due to the siting and with around 11.5m to the rear boundary, and over 20m from the rear of properties to the rear in Shorecroft is sufficiently distant for any views to be unacceptably harmful by way of adverse overlooking". My submission is that it cannot work in both ways. I would like to note under PD rights we're entitled to plain glass windows in the rear dormer yet we've offered to amend to obscure glass to demonstrate we are respectful & considerate people & care about our neighbours & the built environment in which we live. I respectfully ask Members of the committee to please be mindful that a substantial amount of works for which approval is now being sought fall within PD Rights in any event.

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.