



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

19th February 2021

Mr T R Hayes
Broomfield Studio
Lock Lane
Chichester
West Sussex
PO20 7BA

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 18th February 2021 which has been recorded as support with the comments as follows:

OWPC33941

I write in support of the design proposals for 4 Shorecroft which aim to support the growing needs of the Delaney Family.

The proposed works conform to local and national planning policies and I would like to take this opportunity to make some further clarifications in support as follows;

- The proposals maintain private privacy and the use of obscure glass on the rear dormer window will avoid overlooking to any neighbouring properties.
- The rear facing dormer window is simply an enlargement of that as permitted under application AW/264/20/CLP and the design is in line with relevant design guidelines. The ridge height is below the main roof and set well back from the eaves and verge.
- The proposed dormer windows do have flat roofs, as do many others on the private estate including 7 & 9 Hornbeam Close.
- Modelling indicates that the proposed rear dormer window which is set back by 12.5m from the rear boundary will present a minimal loss of sunlight to adjacent properties and falls well within relevant design guidelines.
- A planning permission for a similar but larger flat roof dormer window is currently being decided for no. 9 Shorecroft (across the road). This has received no objection from the parish council whereas the very similar proposals at no. 4 have unfairly received strong objection.
- Proposals at no. 9 Shorecroft will in my view be far more prominent being as it directly faces onto the beach

- this application has not received an objection from the residents association - this seems unfairly bias.
- A restrictive covenant has been mentioned within certain objection comments. Though this is not a planning matter I would like to mention that, subject to the relevant planning consent being obtained, Mr & Mrs Delaney have been given the authority of the estate management company to proceed with the works (viz email dated 13th November 2020).
- All proposals have been guided by local and national planning policy and should be approved.
- The properties location on a private estate does not affect this.
- Mr and Mrs Delaney feel that they have received prejudicial treatment from Aldwick Place Residents' Association and to a degree from the Parish Council. This is particularly evident when comparing public comments towards no. 4 Shorecroft and no. 9 Shorecroft.

I believe that the merits of the scheme and its compliance with relevant planning policy will ensure the proposals are approved.

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.