

Dr V and Mrs M Soder
37 Gossamer Lane
Bognor Regis
PO21 3BX

Your Ref: OWPC26420
Our Ref: AW/66/20/HH 10-03-2020
Please ask for:
Amber Willard

20th April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Addition of first floor to convert bungalow to house.

41 Gossamer Lane Aldwick

Thank you for your internet representation made on 17th April 2020 which has been recorded as '**an objection**' with the comments as follows:

It is entirely reasonable for a first floor to be added to the bungalow at 41 Gossamer Lane.

However, we consider that the proposed plans in the current application require significant amendment.

The proposed upper storey to the rear aspect:

The rear aspect of three properties, namely 37, 39 and 41 Gossamer Lane, each comprises a single storey.

The proposed upper storey to the rear aspect of 41 Gossamer Lane, would therefore:

- a. be out of keeping with the style and rear alignment of the adjacent properties.*
- b. spoil the open aspect currently enjoyed in the rear gardens.*
- c. adversely interfere with privacy by overlooking the gardens at 37 and 39 Gossamer Lane.*

The proposed side windows in the upper storey to the rear aspect:

These windows would adversely affect the privacy of:

- a. the next door dwelling, 39 Gossamer Lane.*
- b. the rear gardens of 37 and 39 Gossamer Lane.*

The proposed upper storey to the east aspect:

The proximity of the proposed upper storey on the east side of the bungalow (side adjacent to 39 Gossamer Lane) would be significantly out of character with the neighbouring houses by virtue of reducing the current sense of spaciousness between the properties.

It was for this reason that the plans for the recent extension of 39 Gossamer Lane (re addition of an upper storey above the garage) were amended to include an indented slope to the roof.

We hereby submit the following requests to the Planning Department:

- 1. That a limitation is applied to the rear aspect of the proposed first floor extension, regarding both its intrusive height and its windows, in order to maintain neighbourhood privacy and openness.*
- 2. That the plans for the eastern aspect (utility side) are remodelled so as to maintain the distance between the upper storeys of 39 and 41 Gossamer Lane (and preferably including an east-west slope to the roof), and the sense of spaciousness between the properties in this part of Gossamer Lane.*

Thank you for considering our comments.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning