



Arun District Council
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29th March 2021

Allan Greenwood
42 Barrack Lane
Aldwick
Bognor Regis
PO21 4DB

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/81/21/HH
Site Address: 2 Old Farm Close Aldwick PO21 4AX
Description of works: Two storey extension.

Thank you for your internet representation made on 28th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34748

This is a substantial development involving the addition of a 2 storey side extension and the development of a 3rd storey. It is not in keeping with the area or the council's own policy on development in the area. It proposes changing a 4 bedroom house into a 9/10 bedroom dwelling with separate kitchens and several additional bathrooms, suggesting limited care for the relative (if they have their own kitchen, living room etc.) For the family to care for the family member it seems they would have to travel down two floors from the proposed new main bedroom and travel up another staircase, hardly appropriate for caring. Beyond the excessive increase in size, the addition of a third storey and the nine windows at the rear would substantially breach our right to privacy, the dormer windows would look directly into our property, this is an extremely serious factor yet not highlighted in the plans very well, they have chosen to highlight the 2 storey extension in the hope that no-one notices the extra floor proposed across the whole property. The balcony on the first floor extension breaches right to privacy for several properties in Old Farm Close and Barrack Lane including ours. It would change our view to looking at something akin to a block of flats, completely inappropriate. The increase in occupancy will impact drainage in the area, which I believe is already an issue in Barrack Lane. Traffic generation from a 9/10 bedroom property would be an issue as would parking, the property cannot offer parking for the level of development. This section of Barrack Lane is enjoyed by walkers of all ages as well as cyclists and any increase in traffic would be detrimental to the area and the wildlife present in this quiet area. Noise from such a high occupancy property would be an issue within the area. The proposed number of bedrooms far exceeds anything in the immediate area of Old Farm Close and Barrack Lane. It is not just the immediate future which is of concern, the long term impact of such a development cannot be positive. The side extension other than one door is totally separate, there is no access from the second or third stories of the main house to the extension, meaning that long term this can be separated into an independent dwelling, it is planned to hold a second kitchen and 2 bathrooms and the size of the other main house could have commercial intentions at some point. The current owners may not plan this but they have already disregarded

a covenant on the property requiring them to upkeep the hedgerow on Barrack Lane, they have destroyed one whole section. Every other property which has this covenant abides by it along the length of Barrack Lane. This covenant was key to the original planning permission for these properties. I appreciate the family wanting to care for a relative but this level of redevelopment is excessive and the ability to care for the individual is questionable given the design submitted. Additionally as they state a carer may be employed that could be achieved currently without any need for redevelopment. It is completely out of character and impracticable for the area.

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](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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.