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30th March 2021

Maxine Harcourt-Kelly
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 29th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34762

I register my objection to this redevelopment plan on several points.
Having moved in and extended this property to care for dependent relatives, the plan is illogical and not in keeping with stated aim. Completely impractical and out of character with the area.

The third storey extension across the full width proposes 9 new windows to the rear inc. a dormer section all of which would directly overlook our property, it infringes our right to privacy, this is the significant objection. 4 windows are proposed for the front.

The balcony on the second storey would overlook ours and other properties with associated loss of privacy, also significant for us and others.

This is a development proposing a change from a 2 storey 4 bedroom home into a 3 storey 9/10 bedroom dwelling. This size of dwelling would be substantially out of character for the area and wholly inappropriate. Most properties in the area are 4/5 bedroom, this proposes doubling that. wholly inappropriate.

Parking and traffic issues are of concern, the property does not offer the potential parking for a 9/10 bedroom dwelling and the cul de sac and Barrack Lane are not suited for such an increase in traffic.

The 2 storey side extension is stated for a dependent relative but is not accessible from the second storey and is a self contained unit with a kitchen and 2 bathrooms. Access on the ground floor is limited to one door by the front door. It is not accessible from the 3rd storey. Impractical for caring, also a second kitchen for a dependent relative is not logical, surely the family will be caring for the relative as stated.

Highway safety issue for Barrack Lane, a quiet narrow lane with no pavement used by walkers, cyclists it has a significant amenity value which increased traffic associated with such a size of dwelling would impact. The 3rd storey would also damage the visual impact of the lane.

Drainage concerns with 3 extra bathrooms and a second kitchen.

Noise from such an increased property and traffic noise, now and in the future.

Properties backing onto Barrack Lane are required to maintain the hedgerow in accordance with original planning approval. This property have destroyed one section of hedgerow with no attempt to restore. This shows a lack of respect for neighbours, amenity value of the lane, habitat and the substantial and diverse wildlife who reside there. This is the only property to destroy hedgerow. Any building work would have to be accessed through the front of the property not the rear.

Issues must be considered both in the short and long term, the 2 bedroom unit is self contained and could be split easily at some point. The high number of bedrooms mean it would have more rooms than some commercial B&Bs. I believe it does not meet the councils own requirements for the area.

It is completely out of character with the area, not just Old Farm Close. The 3rd storey and the balcony seriously affect right to privacy in ours and other properties. Potential increase in vehicles (most bedrooms are doubles) poses safety and parking issues. It would have a substantial adverse effect on the residential amenity to neighbours.

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

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.