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7th April 2021

R S Hoad BSc, C.Eng., FICE
1 Old Farm Close
Aldwick
Bognor Regis
West Sussex
PO21 4AX

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 6th April 2021 which has been recorded as an objection with the comments as follows:

OWPC34935

The application title is misleading; this is far more than additional space to care for a dependent relative. The property effectively more than doubles in size.

Old Farm Close was built, under covenants, as a quiet secluded cul-de-sac of mainly 4 bedroomed detached houses. Creating such a large property will significantly detract from the character of the area.

Dimensions are not shown on the plans so the following areas have been scaled approximately.

Currently 2 Old Farm Close is a 2 storey, 4 bedroomed detached house with ground & first floor plan areas both approx. 65sqm, making total 130sqm living area. There is also a detached garage and adjoining summerhouse. The proposed future property over 3 floors includes 9 bedrooms with total approx 266sqm living area.

There will no longer be a garage to store a vehicle.

The plans imply that new building works replace an existing part of the dwelling. This is incorrect. The garage and summerhouse are detached and should not be considered as part of the existing living area.

Construction traffic access will be difficult as the loop of old Barrack Lane to the north, runs along a narrow leafy lane between an open ditch and the hedge with no footpath. This has safety and obstruction risks. Old Farm Close itself does not have much parking capacity and in the future this will be exacerbated as there will be one fewer garage and 5 more bedrooms with potentially extra vehicle usage.

My garden to the west will become overlooked by an additional 2 dormer and 2 velux windows from an elevated vantage on 2nd floor plus new French windows and a balcony from the 1st floor. This is a serious infringement to privacy.

I understand that the current owner's son together with his family, intends to move in with a view to caring for his mother. However at some point in the future the property will be sold. A 9 bedroom property could well be purchased by a commercial buyer with a view to change of usage or multi-occupancy, rather than as a single

family house. This, and associated disruption and parking problems, would further increase the negative impact of this development on the character of the area, limiting the ability of neighbours to enjoy their homes in peace & quiet.

These factors combine to the detriment of the value and future saleability of my home.

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.