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7th April 2021

M.P. Wade
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:

OWPC34940

The title of the application does not tell the full story. This is far more than additional space to enable care of a dependent relative; the property would effectively more than double in size. Old Farm Close was built, under covenants, as a quiet secluded cul-de-sac of mainly 4 bedrooomed detached family houses. Creating such a large property would detract from the character of the area significantly. Correspondence re. the original planning application for the Old Farm Close development stressed the need to maintain the character and visual amenities of this quiet, secluded part of Aldwick. The plans do not give the dimensions of the proposed development. However, using the scale, it is possible to work out the floor space of the existing and proposed properties. Currently 2 Old Farm Close is a 2-storey 4 bedrooomed detached house with an approximate overall floor area of 130 sq.m. There is also a detached garage and adjoining summerhouse. The proposed future dwelling includes 9 bedrooms over 3 floors with a total living area of approximately 266 sq.m. To repeat, the new development would increase the size of the existing property by over 100%. The plans imply that the new building works replace an existing part of the property. This is incorrect. The garage and the summerhouse are detached and cannot be considered as part of the existing living area. Construction traffic access would be difficult as Old Barrack Lane to the north runs along a narrow lane between an open ditch and a hedge and has no pavement. This has safety and obstruction implications. Old Farm Close itself does not have much spare parking capacity and if the proposal were approved, the situation would be exacerbated as there would be one fewer garage and 5 more bedrooms, with associated additional vehicles. Our garden to the west of 2 Old Farm Close would become significantly overlooked by an additional 4 windows (2 Velux and 2 large dormers) on the second floor and by an additional French window and new balcony on the first floor. This would be a serious infringement of our right to privacy and enjoyment of our property. I understand that the son of the current owner, 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 inevitably be sold. A 9 bedrooomed property could well

attract a commercial buyer with a view to a change of usage or multi-occupancy, e.g. student accommodation. This would increase the negative impact of the development on the character of the area and the ability of neighbours to enjoy their properties in peace and quiet. These factors combine to the detriment of the value and the saleability of our property. The proposed development conflicts with the Arun District Local Plan 2011-2031 in the following specific respects: 13.2.12 The density of proposals should be sympathetic to the site and its surroundings. 13.4.3 Extensions and alterations to existing buildings should be designed to...Not lead to overlooking, overpowering or overshadowing of neighbouring properties. 13.4.4 Extensions of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable. N.B. The applicant has answered "No" to Question 4 b) on the CIL form. However, the plans propose a new Residential Annexe and would therefore appear to fall within the CIL rules.

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.