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8th April 2021

Allan Pridie
7 Old Farm Close, 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 7th April 2021 which has been recorded as an objection with the comments as follows:

OWPC34972

Foreword

Old Farm Close is a small cul-de-sac comprising 13 properties, 10 four bedroom detached houses with double garages and off street parking for at least 2 cars, 3 single storey bungalows with single garages and off street parking for at least 1 car. All of the properties were designed and built by the same builder and all share a similar design language.

A large percentage of the properties built off Barrack Lane and in Aldwick generally over the last 40 years have followed a similar town planning pattern of reasonable plot sizes, property designs that work in harmony with each other and minimize the need for on street parking.

Comment

Should the plans put forward by Mrs Florescu be approved the resulting property would have detrimental impact on Old Farm Close and parts of Old Barrack Lane, plus create an unfortunate precedent for the area.

Reasons

1. Size: The proposed plan would increase the house frontage by some 50%.
2. Bulk: The proposed plan would increase the internal floor area by over 100%.
3. Outlook: The proposed design shows Dormer windows in the roof at the rear of the property which would overlook at least 5 adjacent properties,
4. Garage/Off street parking: the proposed plan makes no mention of garaging and suggests off street parking for only 2 cars, which would seem inadequate for a house with 9/10 bedrooms and sleeping capacity for up to 17 people.
5. Un-neighbourly: The proposed changes would create a property which would be out of character with the neighbourhood because of its Size, Bulk, and design. It would overlook its neighbours and interfere with traffic

flows.

Please note. We are sympathetic with Mrs Florescus need for in house care and support but cannot understand the need for a 9/10 bedroom property.

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.