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11th April 2021

R.M. Dyer BA, MEd (Oxon) and S.E. Seddon-Dyer BA
3 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 9th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35027

The description of the application as a "two storey side extension" is inaccurate. It is a three-story side extension (including loft room) plus loft conversion of the existing house. The size of the extension and alterations to the existing house (resulting in a seven-bedroom house with a two-bedroom annex or nine-bedroom single dwelling) are disproportionate to achieve the aim of creating "accommodation for increasingly dependent relative". It will compromise the established spatial character and pattern of Old Farm Close causing demonstrable harm to the visual appearance and Georgian style design which is a key feature of the Grangefield and Alborough Way estate of which it is a part.

The extension and alterations are in direct conflict with the Arun Local Plan 2018 policy DDM4, and inconsistent with the development criteria of the Aldwick Parish Design Statement 2015. These documents require extensions to be "visually subservient to the main building". This extension will not be subservient because the existing roof line of two different roof pitch heights will be altered to be the same higher pitch and for the extension to also be at this higher pitch. Extensions and alterations are also required to be "in keeping with and well-related to existing buildings and space", "not compromise the established spatial character and pattern of the place", be "visually integrated with existing buildings in scale", "not vary significantly in bulk from those nearby" and "existing separation of dwellings should be preserved". The proposed extension and alterations do not meet these criteria. The houses in Old Farm Close are of three distinct Georgian architectural styles with deliberate spacings between them creating a harmonious, visually integrated street scene. The extension and design changes to the house do not sympathetically relate to this street scene. The size of the extension and the changes to the roof pitch will significantly enlarge the size and bulk of the house and reduce the existing space and separation with its neighbour at first floor level and above. Alterations such as the relocation and design of the front door with glass side panels and sloping roof above are not be in keeping with the Georgian style of a glass panel above and a flat canopy supported by mock pillars which is

an architectural feature of the houses on this development. Consequently, the house will no longer be in keeping with existing buildings and will compromise the established spatial character and pattern of Old Farm Close.

Extensions and alterations are required to "not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties" (DDM4). The conversion of the existing loft into living accommodation with new windows in the roof front and back, plus the windows and balcony in the extension and its loft will have an adversely overlooking effect on all neighbouring properties including those in Old Barrack Lane at the rear of the property. In particular it will have a detrimental adverse effect on us as the immediate neighbour nearest the extension because the balcony on the rear of the extension will directly overlook our garden and into our conservatory.

We appreciate the desire of the family to provide "annex accommodation for increasingly dependent relative" but feel the current proposed extension and changes to the existing house are disproportionate to achieve this aim, will compromise the established spatial character and pattern of Old Farm Close, and be in direct conflict and inconsistent with the above-named planning policies. We therefore urge the planning committee to reject this application.

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.