



Arun District Council
Arun Civic Centre
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19th April 2021

Robin Walker
12 Old Farm Close
Aldwick
Bognor Regis
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 16th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35124

The proposed development is unneighbourly and, because of its sheer bulk, would be wholly incongruous within the existing street scene and environment, which is a small residential cul-de-sac of 10 x 4 bedroomed houses and 3 bungalows, built approx. 30 years ago.

The applicant seeks to justify the proposed development to accommodate a single dependant relative, and whilst sympathetic to the applicants care needs, the proposed works incorporate 5 additional bedrooms, including 2 in the annex plus a 'hobbies/carers' room making 9/10 bedrooms in total, increasing the habitable space by over 100%, with no garage space. The internal space would far exceed the space appropriate to the requirements of all occupants both now and in the future.

The existing garage already has a conservatory extension to the rear which incorporates shower and toilet facilities, which, with careful thought and design, could easily be adapted to provide perfectly adequate accommodation for a single dependant relative.

Finally, if this proposal were approved there's a distinct possibility, in future, either by the current or future freeholders, the annex could be separated from the main property and used as a holiday let, sold separately as a 2/3 bedroomed property or application be made for an HMO, all out of keeping with the locality.

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

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.