

Su and Julian Tyrwhitt
15 Downing Close, Bognor Regis

PO21 5QG

Your Ref: OWPC22365
Our Ref: AW/82/19/HH 18-03-2019
Please ask for:
Stuart Corbey

26th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Single storey side & rear extension.
17 Downing Close Aldwick

Thank you for your internet representation made on 25th April 2019 which has been recorded as '**an objection**' with the comments as follows:

The applicant had previously verbally informed us that they proposed an extension that would be extending their property to the rear out to the same level as 15 Downing Close currently is, and that a conservatory would be located at the rear of this extension. The applicant advised us that the conservatory would be positioned 1.5 metres away from the adjoining boundary. This seemed an acceptable proposal.

Having now seen the plans as they are now proposed we have the following comments.

Our area of concern is related to the south/west corners of the proposed extension.

On Sheet 1 of 3, Proposed Block, Location, Layout plan

The proposed extension is now being taken out beyond the level of the rear of our property by quite a distance. This will impact on us markedly

Also on this document a 45 degree angle is drawn from the corners of the proposed extension to the window on the adjoining property (Our property)

It is our understanding that this is indicating use of 'The 45 degree rule' whereby it is understood that allowance is made for the 'right to light' for the neighbouring property. We understand that this is a 45 degree line drawn from the centre of the nearest neighbouring window.

Having looked in detail at the scale plans, we would like to point out that the drawings are inaccurate, and do not show the detail of the rear of our property, 15 Downing Close, accurately, and therefore the 45 degree rule has not been applied correctly, and the proposed extension crosses the correct line of the 45 degree rule in reality.

The window in question is our only external kitchen window and also is a window that never receives direct sunlight at any point of the day. Therefore we would be concerned that proper and accurate application of the 45 degree rule be made.

Therefore, we would appreciate it if the plans can be revised to take proper account of our 'right to light'.

We have been in contact by email with Stuart Corbey at the planning department, who has replied that the agent has visited the site, and that they were in agreement that the original drawings were not accurate. We believe that new drawings are due to be made.

We await the new drawings, but were not sure if the decision date was to remain as 27/04/2019, and so we have formally entered our comments here.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning