



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

7th May 2020

Mr & Mrs C S Woodhead
32 Regis Avenue
Bognor Regis
PO21 4HQ

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/87/20/HH
Site Address: 2 Priory Close Aldwick West Sussex PO21 4HH
Description of works: Single storey front & rear extensions & detached outbuilding.

Thank you for your internet representation made on 6th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26752

My home is to the south of the applicant's home. It is a two story chalet style dwelling, the rear of which looks onto the applicant's rear garden. We share a brick built garden wall, 45m - 50m long, of which my wife and I are the owners. The bricks in this wall match those used to construct my home and the applicant's home.

I have no comment to make on the applicant's proposed development to the north of his dwelling.

With regard to the proposed development to the south side of the applicant's dwelling, my wife and I are concerned that the outer limits of the development are too near to my property and that it will impinge on our day to day living. Our main ground floor living area has a window, 4m wide and is immediately adjacent to the proposed extension on the south side of the applicant's dwelling, which will be approximately 4m away from our window. The proposed flat roof will be unsightly from our living area. If this development is granted, it would look better with a pitched roofline feathered into the existing building, similar to that which is proposed on the north side of the dwelling, which will be more pleasing to the eye.

My wife and I are very concerned about the proposed detached outbuilding which will run parallel with our garden wall for a distance of 7200mm. It is variously described as a store or an outbuilding and is rectangular in shape. Currently there is a wooden garden shed in the garden of 2, Priory Close, with a pitch roof which is totally acceptable. The location of this shed is in the same position as the rear of the proposed outbuilding. Already provision has been made to provide electricity to this proposed outbuilding. Our concerns are that once constructed, it will not be used as a store, but will be used as a workshop with resultant noise or will be used for the purposes of running a business. It could also be converted into a dwelling. The proposed development is too near to the brick built wall, being 500mm from my wall and the wooden fencing bordering no 4 Priory Close. My concerns are that in construction, the footings of the proposed building will affect the footings of my garden wall and cause it to become unstable. I am also concerned that if I needed to maintain

my wall on the side of the proposed development, that 500mm is not wide enough to carry out that maintenance. The rectangular shape with a flat roof is ugly and the proposal of an up and over door to the west of the structure indicates use as a large garage and is also ugly. The up and over door is approximately 38m from the roadway in Regis Avenue to the west, but will not be used as a garage because of brick built walls between the proposed outbuilding and the roadway. There is no indication on the plans of the height of this building. I note that the proposed north side of this outbuilding will match the existing dwelling. No mention is made of materials to be used for the east, west or south side; to cut costs, block may be used. The view of this building from my living area and garden will be very unsightly.

There are no other detached permanent structures adjacent to houses in Priory Close or Regis Avenue in such a position and with uncertain use. By allowing this outbuilding, it is setting a precedent for other similar buildings to be constructed in this area. This ugly building will clearly be seen from the roadway in Priory Close, is not in keeping with the area and is not suitable for a rear garden.

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 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.