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24th June 2022

Louise Williams
12 Merryfield Crescent
Angmering
Littlehampton
West Sussex
BN16 4DA

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

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

Application No: A/105/22/HH
Site Address: 14 Merryfield Crescent Angmering BN16 4DA
Description of works: Single Storey Front infill Extension.

Thank you for your internet representation made on 24th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48423

We object to the planned extension for the following reasons:

EFFECTS ON INDIVIDUAL BUILDINGS

1. Noise and disturbance: Extending/increasing the shared wall between our properties will result in an increase in noise and disturbance. The larger the shared wall, the larger the area for the transfer of noise and disturbance.
2. Decrease in value: Extending/increasing the shared wall between our properties will decrease the value of our property at 12 Merryfield Crescent for the reason cited above - we have confirmed this with a property developer and an estate agent. This view is purely objective. Any other view can only be subjective.

PARTY WALL

3. Per the Title Deed, the area of the wall that jointly serves any buildings on the said land with any adjoining buildings shall be regarded as a Party Wall. So in this instance, it is the portion of our boundary wall that adjoins the garage and the habitable room above the garage of 14 Merryfield Crescent that is the Party Wall. The area of our boundary wall that does not currently jointly serve any buildings with 14 Merryfield Crescent is not a Party Wall.

4. The boundary line between the properties runs along the edge of the concrete drive of 14 Merryfield Crescent, and then steps inward to run along the centre line of the Party Wall between the properties.

Between the edge of the concrete drive of 14 Merryfield Crescent and our boundary wall that is not attached is an area that falls within the boundary of 12 Merryfield Crescent. In short, the area of our boundary wall that does not currently jointly serve any buildings with 14 Merryfield Crescent is not a Party Wall. As a result, the owners of 14 Merryfield Crescent could at best (subject to Planning) have the right to construct the extension up to the boundary line. In addition, no part of the extension would be able to be positioned over the boundary line (e.g., guttering, fascia, soffits, etc.).

- We purchased 12 Merryfield Crescent in the knowledge that the shared wall could not be extended.
- To confirm this fact regarding the boundary line, the previous owners of 12 Merryfield (who purchased the property in 1995 and do still live in Merryfield Crescent) were also informed of this boundary line, and were required to maintain this narrow strip of ground, albeit that simply meant keeping it free of weeds as requested by the then owner of 14 Merryfield Crescent.

PRECEDENT & EFFECTS ON AREA

5. We are not certain of this, but we suspect that an extension above the single storey at some point in the future (effectively becoming a double storey extension) would be a whole lot easier, which would then further devalue our property at 12 Merryfield Crescent for the reasons explained in numbers 1 and 2 above.

6. The beauty of Merryfield Crescent is that no building extensions that would change the appearance of the street have been allowed. If one property was allowed such an extension, then it is likely that others would follow, and over time, the appearance and desirability of Merryfield Crescent would suffer.

TITLE DEED STIPULATION

7. Per the Title Deed, no commercial vehicles shall be allowed to stand in front of the building line of the dwellinghouse or on any garage approaches. With this planned extension, no commercial vehicle would be allowed to stand on the driveway in front of the extension (or on the area in front of the dwellinghouse), i.e., a commercial vehicle would have to stand in the street. This is a matter that we will pursue if this planned extension is approved.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the

members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>