



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

8th July 2022

Susan Jane Runacres
4 The Cottrells
Angmering
Littlehampton
West Sussex
BN16 4AF

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/86/22/HH
Site Address: 5 The Cottrells Angmering BN16 4AF
Description of works: Retention of a detached single storey garden office and store at the rear of the property.

Thank you for your internet representation made on 8th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48870

I object to the Application based on material planning considerations.

4, the Cottrells has an outbuilding at the bottom of the garden built about 14 years ago. Its dimensions are about 3m x 2m (area) and 2.4m in height. Prior to construction of the Applicant's outbuilding, my outbuilding was located about 1-2 feet from the east boundary between our properties. That enabled me to walk around the east side of my outbuilding to carry out maintenance.

The Applicant has built a much bigger outbuilding with a floor area of about 5m x 3m which is about 3m at the highest elevation. It is built right up on the boundary. There is now no space for me to get down the east side of my outbuilding. The Applicant's outbuilding is higher than is permitted under paragraph E.1 e) ii of the General Permitted Development Order ("GPDO").

I will forward to the Planning Officer photographs to review.

Material considerations

Overshadowing

The Applicant's outbuilding is about .5m higher than my outbuilding. It is higher than all but one of the outbuildings at the back of numbers 1-3 and at 6 the Cottrells. The outbuilding at 6 the Cottrells is much smaller. The outbuilding at number 3 is about 3m high, has a dual pitched roof and elevations that are only about 2m high. The outbuildings at Numbers 1-3 have centrally pitched roofs and lower elevations than the

applicant's outbuilding. The Applicant's outbuilding dominates the back of my garden, having a 3m wall right against the east boundary and, during the morning, casts a shadow across my garden.

Overlooking or loss of privacy

The Applicant's outbuilding's south windows face my upstairs bathroom which is approximately 10m away which is an invasion of privacy. The Applicant has erected a very strong LED light on the south side of the outbuilding which floods the rear of my house and garden. It is triggered by any motion in my garden (which has rear access to parking) as well as within that of the Applicant. This is an extremely intrusive and intolerable nuisance which compounds the loss of privacy and should be removed.

Overbearing nature of proposal

The Applicant's outbuilding is about .5m higher than my outbuilding and is overbearing. Paragraph E.1 e) ii of the GPDO restricts outbuildings' height to 2.5m when within 2m of a neighbouring boundary. This is presumably to prevent such an overbearing effect.

Design and appearance

The Applicant's building is very imposing. It dominates the skyline at the rear of my garden and is out of character with the properties' outbuildings at 1-4 and 6 the Cottrells, which (with the exception of the shed at Number 6 and my outbuilding which has a flat roof), have centrally pitched rooves and lower elevations.

Layout and density of buildings

The Applicant's outbuilding is about .5m higher than my outbuilding, is longer and wider. It is built right up to the boundary and is 3m high at that point -.5m higher than the limit required by the GPDO.

Access or highways safety

There is insufficient room for me to maintain or repair the side of my outbuilding on its east side nor for the Applicant to maintain or repair the west elevation of her outbuilding.

Risk of creating a precedent

If this application were granted it could encourage applicants to disregard the GPDO in favour of a retrospective planning application. It would indicate that the GPDO should not be regarded as setting reasonable limits. This is particularly where, as here, there are not mitigating factors which indicate that to disregard the GPDO limits would not blight other properties.

Fallback can also be a material consideration

The Applicant cannot rely upon the fall back of obtaining clearance under the GPDO for the outbuilding.

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>.

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>