

Roger
Smith

ARUN DISTRICT COUNCIL

25 JAN 2013

RECEIVED

387 Chichester Road
North Bersted
Bognor Regis
West Sussex PO21 5BU

20 January 2013

Mrs J Chapman
Planning & Building Control
Arun District Council
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Dear Mrs Chapman

Planning Application BE/159/12

Re Two storey side extension at 24 Ashurst Close, North Bersted

I was researching Planning Application BE/112/12 and found reference to the approved 2-storey extension at 24 Ashurst Close.

No 24 is sited at the rear of my garden on the right hand side with their fence running the full width of my property denoting the boundary.

I was not aware of this Application as I had not been notified.

At this late stage I have no objection to the actual build of the extension, however, I have concerns regarding the siting of the "new fence".

The Plans do not show what is and what will be nor any measurements.

I refer to the letters of 9 November 2012 and 29 November 2012 from Karl Roberts - copies enclosed.

He states "*No objection.....and there is a 2m boundary space from the neighbouring fence*"

The response was "*the existing fence is not on the boundary; a new fence will be erected in the correct position on completion of building works*"

Two metres from the new build is quite a distance and will of necessity site the fence on what I consider to be my garden.

This bungalow has been in my family for some 30 years and to my knowledge there has been no fencing or boundary alteration or dispute.

The fence across the rear of my property is not mine. If it has been sited incorrectly, is there a time limit to claiming back land?

I would be grateful if you could advise me where this new fence is to be erected.

What measurements have been taken to calculate that siting and have those measurements been confirmed by you?

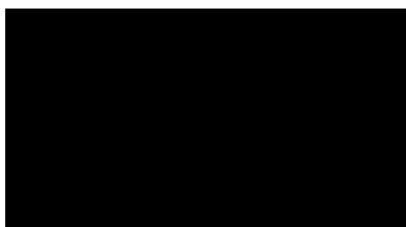
Does this 'new' boundary impact on both bungalows at 387 and 385 Chichester Road?

Your assistance in this matter would be appreciated.

Would you kindly send your reply C/O:-

Mrs Pam Knight, 385 Chichester Road, North Bersted, Bognor Regis
West Sussex, PO21 5BU

Yours Sincerely

A large black rectangular box used to redact the signature of Roger D Smith.

Roger D Smith

Caroline Durant
Dragon Cottage
Third Avenue
Batchmere
Chichester
PO20 7LB

Your Ref: 000014133
Our Ref: BE/159/12/ 25-10-2012
Please ask for:
Mrs J Chapman
29th November 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Two storey side extension
24 Ashurst Close North Bersted

Thank you for your internet representation made on 29th November 2012 which has been recorded as 'support' with the comments as follows:

"Agents' response to the comments of Bersted Parish Council -

the purpose of the proposed extension is to provide adequate bedroom space for the applicants' growing sons and involves extending the existing 3rd bedroom, which is currently a tiny box room. This room already has a window in the rear elevation. Obscure glass is not normally fitted in bedroom windows and overlooking is not considered a problem with existing trees and shrubs giving adequate privacy.

"the existing fence is not on the boundary; a new fence will be erected in the correct position on completion of building works."

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration



Bersted Parish Council
FAO Mrs F Dobbs
Community Centre
Chalcraft Lane
Bersted, West Sussex
PO21 5UB

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

Your Ref: 000013992

Our Ref: BE/159/12/

Please ask for:

Mrs J Chapman

9th November 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

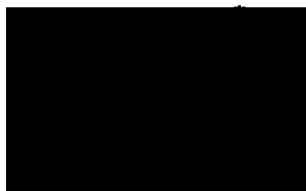
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Two storey side extension
24 Ashurst Close North Bersted

Thank you for your internet comments made on 7th November 2012 and recorded as follows:

*No Objection, but council would like the rear window to be obscure glass and there is a
2m boundary space from the neighbouring fence.*

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration