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1st April 2021

David John Coles
30 Norbren Avenue
Bognor Regis
PO21 5HE

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: BE/36/21/HH
Site Address: 32 Norbren Avenue Bersted PO21 5HE
Description of works: Two storey rear extension, first floor side extension and conversion of roof from hip to gable end.

Thank you for your internet representation made on 31st March 2021 which has been recorded as an objection with the comments as follows:

OWPC34857

I am writing to register my objection to the proposed extension as shown on the plans, for the following reasons:

I am concerned about the accuracy of the plans as they show chimney breasts in the living room and dining room. We believe all the chimney breasts were removed from the property 12-18 months ago. The chimney stack is being supported by cantilevers from the partition wall in the loft area. Therefore with this large loft extension work I would need assurance that the structure of the semi-detached building is sound. No doubt this will be taken into account under the Building Regulations.

The proposed first floor extension at the rear of the property protrudes beyond the back building line of the original semi-detached house, i.e. the bathroom/kitchen on the original building. I am concerned about the loss of daylight to the rear bedroom, dining room and conservatory of my property, 30 Norbren Avenue. This would be amplified during winter months.

I feel strongly that the size and majesty of this proposed extension is not in keeping with the surrounding properties. Also, the window in the converted loft space would encroach on ours and neighbours privacy in their back gardens.

However, I would be willing to withdraw my objection to the planning application if the extent of the rear 1st floor extension did not go beyond the building line of the kitchen/bathroom rear wall, i.e. 1.2m from the main building structure not 1.9m as shown on the plans. This would not have such a detrimental effect regarding the light to the rear of my property.

Also I would be grateful if the following points could be taken into account.

1. During construction all measures must be taken to prevent any damage to our conservatory.
2. The wall which would overlook our conservatory should be rendered and painted white as this will alleviate the problem of loss of light to our bedroom, conservatory and dining room.

3. Finally, this may be something I would have to come to an arrangement with my next door neighbour, the construction of a snow guard along the gutter which would overhang our conservatory. This is to prevent any loose tiles from the sloping roof slipping down and crashing into the roof of our conservatory.

Mr D J Coles
30 Norbren Avenue.

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/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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.