

13th January 2026

Mark and Sue Bentley
Mallaig, Church Lane
Eastergate
Chichester
PO20 3UT

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/124/25/S73
Site Address: Shannock Church Lane Eastergate PO20 3UT
Description of works: Variation of condition 2 imposed under BN/80/25/HH relating to approved plans.

Thank you for your internet representation made on 12th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80820

We are next door neighbours to Shannock, which is positioned to the south of our property. An increase in height of the proposed three storey house will impact us as follows:

1. Overshadowing. Loss of direct sunlight into our sitting room, particularly between midday and 2pm in the winter months. We have lived at Mallaig, Church Lane, Eastergate for 22 years and we enjoy light into our south-west facing lounge and dining room on the ground floor, and three of the bedrooms and the landing on the first floor. At the time the original plans for Shannock were submitted (June 2025), the loss of light was not apparent because it was midsummer.

2. Overlooking. The rear of Shannock overlooks our outdoor swimming pool. We did not comment when the original plans were submitted as we accepted that the site was due for development, we trusted the planning process and we wish to be good neighbours. However, there will be three windows overlooking our pool, leading to loss of privacy and amenity, particularly from the second-floor window. We understand that the overlooking of an outdoor pool may be a material consideration in planning. Please could we suggest that if the amended plan is accepted, there is a condition that the windows are obscured or significantly recessed to mitigate the overlooking.

We appreciate your consideration of our concerns.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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.

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>