



Arun District Council
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11th May 2021

Mr & Mrs Simpkins
23 Skylark Way
Barnham
West Sussex
PO22 0FA

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/43/21/HH
Site Address: 25 Skylark Way Barnham PO22 0FA
Description of works: Extension to garage and redesign roof.

Thank you for your internet representation made on 10th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35976

Dear Sirs,

We formally object to planning application BN/43/21/HH that seeks permission for an extension to the rear and elevation of No. 25 Skylark Way's existing garage.

We live at No. 23 and are next door neighbours to the applicants. Our houses are situated on a corner of Skylark Way and, as can be seen on the location plan, our house and the applicant's house are at right angles from each other with the rear of their property backing on to the side of ours.

The reasons for our objection are as follows:

1. We strongly feel that the photograph shown in the 'Planning Statement' dated 16/04/21 has been taken at such an angle that it is extremely misleading to the viewer and is not a true representation of our house. Behind the current garage structure are two side windows on the Western Elevation of our house. Because of this, I believe the image shown does not show the impact the extension will have on the those windows.
2. In the Planning Statement the designer states that the garage wall will now extend a further 1.2 metres towards the side of our house leaving a 2.4 metre gap between the proposed extension and our boundary fence. The designer further comments that this would have very little effect on our property. We cannot disagree more with this statement. With the garage being extended back towards our house it will create loss of daylight and will also feel imposing and intrusive on our enjoyment of our detached property. We had purchased this particular plot due to the positioning of the house and it's distance to other properties.

3. We have discussed this proposal with No. 25 and suggested that an extension into their driveway rather than extend backwards towards our property would have much smaller implications. No. 25 has the largest driveway on the development and currently have parking for a minimum 6 cars (this is also including their current garage footprint), so space would not be of an issue. The designer says that they are not able to do this due to restrictions on the planning conditions. However, as I understand it, planning conditions of this nature actually only require space for a minimum of 2 cars per dwelling.

4. We further object against the installation of dormer windows on the North Elevation due to invasion of privacy. On the West Elevation of our property our windows are for the use of two of our bathrooms. This would mean the adjacent property will be able to look down into our toilet or across to our shower. This potential invasion of privacy cannot be underestimated. We enjoy where we live and the position of our house and where it sits, as it is, in relation to our neighbours. We would feel extremely uncomfortable using these rooms for their intended purpose. The dormer windows are also not in keeping with the character of our street. For example the size, appearance of other garages within the development. We also believe this will then create a 'free for all' for other dwellings to propose further extensions to their properties within the development. We would like to suggest the use of Velux windows instead for both North and South Elevations.

Yours Sincerely,

Mr & Mrs Simpkins

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

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.