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13th May 2021

Mr P Harmsworth
19 Songthrush Lane
Barnham
West Sussex
PO22 0FB

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 11th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36064

Dear Sirs,

I am a resident of the housing development previously known as Ashdown Vale and would like to object to the planned alterations at 25 Skylark Way. Whilst I am not directly affected by the changes to this property, I feel it impacts on the whole estate and as such would be grateful if you would consider the below.

My reasons for objection are as follows:

This development was commenced around 4 years ago and has several repeated design properties which gives the area a certain 'feel'. Deviation from this approach in this instance would set a precedent and may encourage others to carry out significant changes to their properties.

The owner of this property signed covenants at the point of purchase which sought (intentionally or otherwise) to restrict changes to the estate without the express permission of the management company which, to the best of my knowledge, has neither been sought nor given. Further to this there are direct references to properties being domestic dwellings, not for commercial use and that nothing may be done to the property which causes nuisance to other residents, based on the number of objections I would suggest this has been breached. For the avoidance of doubt, I will list the relevant ones below:

1. Not to use the property for any purpose other than as or incidental to one private residential dwelling and not to use the property for any trade or business.
2. Not to do or permit or suffer to be done on the property anything which may be or become a nuisance or annoyance or cause damage to the transferor or to the owners, tenants or occupiers of any adjoining or

neighbouring property.

3. Not to erect any building or other structure whatsoever whether temporary or permanent on the property without the prior consent in writing of the transferor and if required relevant authority and to pay such reasonable administration fee as the transferor reasonably requires.

4. Not to alter the external appearance of the dwelling house on the property without the prior written consent of the transferor.

Whilst I appreciate recent worldwide circumstances have changed people's approach to work and I would never seek to prevent people working from home, there must be questions asked when someone is seeking to add an office in addition to the existing property. Worth noting is that this is a 4-bedroom property with a separate double garage and extensive driveway, the only property type (Ref: Cambridge) with such a large garage and driveway. Should a home office be required there is adequate space in the garage's existing floor area and windows could be added to the southerly aspect for light purposes without impacting any neighbouring properties.

Finally, this property is in an exposed position on a 'busy' corner of the road and is part of the main access to the estate. This means that it is openly seen by a significant number of residents and visitors upon arrival and departure. Whilst I agree that the design is somewhat sympathetic, dormas on a garage is not in keeping with the area and actively impacts other residents' privacy.

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 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/weekly-lists>

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
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.**