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17th December 2024

David Hastings  
81 Annandale Avenue  
Annandale Avenue  
Bognor Regis  
Please select...  
PO21 2ET

**Case Officer:** Hannah Kersley  
**Telephone:** 01903 737856  
**Email:** [hannah.kersley@arun.gov.uk](mailto:hannah.kersley@arun.gov.uk)

Dear Sir/Madam,

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

Application No: BR/232/24/HH  
Site Address: 11 Chichester Road Bognor Regis PO21 2XG  
Description of works: Proposed loft conversion. Adjustments to the fenestration.

Thank you for your internet representation made on 16th December 2024 which has been recorded as an objection with the comments as follows:

OWPC72972

My wife and I wish to strongly object to this application for dormer windows at the rear of the property at 11 Chichester Road. The proposed dormers would have a severe negative impact on our privacy (from being a totally private garden previously) it has also blocked off light and makes a previously open space feel over-shadowed.

Even without the proposed dormers, following the earlier extension work, the dwelling is much bigger than its neighbouring properties, and is grossly more dominating from the rear than any other property. The original building could not be seen at all from our garden whereas now it totally dominates and has become ever-present and most overbearing. The photo is taken from our garden.

Please feel free to visit us and have a look at this house from our garden where it appears far bigger than from the road view. It already has four large second floor windows that overlook out property and the roof is simply massive.

We spend much of the year living and eating in our garden, which was barely overlooked before this building work. Now, we are highly overlooked by the upstairs windows at 11 Chichester Road. This is made worse by the building appearing to be about 1 metre higher than was allowed under the planning approval. I complained previously in the summer to your department suggesting a breach in the planning that the building was becoming far too big and appeared to be much higher than the plans. We would request that this breach be corrected and the owner be compelled to reduce the height as per the plans.

The addition of the proposed dormer windows at such an excessive height would create a totally overbearing facade, effectively creating a third story level from our view point. It would be like us living in our garden on a stage with royal boxes looming three stories above!

Furthermore, the proposed dormers would be higher than our rear bedroom windows, even though being at

right angles, and would have a direct downward sightline into our bedrooms as well as downstairs rooms. The resulting building would be so very far removed from the original single story upward extension, with extension upon extension upon extension. If we had had any idea what would happen in a stepwise manner, we would have objected strongly at the outset. We feel sure that our own house has been devalued as a result of the newly made lack of privacy.

Please, please refuse this application, and if possible, get the building reduced to the original approved height.

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](mailto: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](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.

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 <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>