

Miss R Lovett & Mr N Woodruff
26 Arun Road
Bognor Regis
West Sussex
PO215PD

Your Ref: OWPC24901
Our Ref: BR/306/19/HH 01-11-2019
Please ask for:
Finlay Gardner

19th November 2019

Dear Sir/Madam

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

Two storey side and rear extension, single storey rear extension & replacement front porch.

28 Arun Road Bognor Regis

Thank you for your internet representation made on 18th November 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Gardner

As owners and residents of the adjacent property to 28 Arun Road, we wish to strongly object to the proposed plans BR/306/19/HH on the following grounds:

1. Loss of light

Our property, no.26, is on the right hand side attached to no.28. The planned large extension double storey and excessively tall single storey on the rear of the property will block out daylight to our bedroom, kitchen and dining room.

Additionally, the extension will overshadow our garden and invade our privacy as the proposed new bedroom window will be sticking out into the middle of their garden, and the view from their bedroom window will look straight into and all around our garden.

We will also lose visual amenity from our bedroom window to the allotments.

There has been no gap left between boundary's for both the building and maintenance of their property also guttering overhang onto our garden.

2. Out of character for the road.

The extension is much larger than any other existing extension in the road. This extension effectively doubles the size of the house as you can see from the plans.

All other extensions are less than 3 metres high and flat roofed. No.28's extension is over 3 metres high and is not a flat roof. It will be the only double storey extension in the road and is not in keeping with any other surrounding property.

It is overbearing, excessive, unduly dominant and out of character for this road.

Previous planning applications in Arun Road have been refused for two storey extensions including at 12 & 29 Arun Road, number 12 was also refused at Bristol planning inspectorate in appeal due to Unacceptable size in scale and bulk, the planning inspector also commented it would make a Incongruous feature in the street scene, and compromise the existing spatial character and pattern of the street scene and would imbalance the symmetry of the pairs of semi detached houses. No.28's planning application suffers from identical flaws.

Yours faithfully

R.Lovett & N.Woodruff

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning