

Mr R Boxall and Miss K Tullett
5 Orchard Way
Bognor Regis
West Sussex
PO22 9HJ

Your Ref: OWPC17624
Our Ref: BR/30/18/PDH 22-01-2018
Please ask for:
Amber Willard

15th March 2018

Dear Sir/Madam

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1
Class A

Notification under extended permitted development rights for a single storey extension extending 5m from the original rear wall of the dwelling house, 3.8m high with an eaves height of 2.8m

7 Orchard Way Bognor Regis

Thank you for your internet representation made on 14th March 2018 which has been recorded as '**an objection**' with the comments as follows:

I wish to lodge an objection under Schedule 2 Part 1 A.4(7) of the GPDO 2015 and on the basis that the extension will result in a material harm to the existing amenity and enjoyment of my property, for the reasons set out below.

This proposed extension appears to be constructed with a flat roof, with height of at least 3.0m along its entire 5.0m length with the common boundary with my property. Whilst I note that there is a very short section of tall walling adjacent to my conservatory, this currently then reduces to standard height fencing, (approx. 1.8m in total height) with the upper part (approx. 0.6m) of which being square section trellis, allowing a relatively unenclosed character to the garden.

The length and height of the flank wall to the extension would be an assertive and overbearing presence that would deprive my conservatory of natural light - especially during the morning hours, when it will cause additional shadowing of it and the part of the garden closest to the house. In addition, the permanent presence will increase the sense of enclosure experienced.

The drawings are very crude and do not give a true representation of the relationship with the existing dwelling let alone any shared boundary. The "elevation" is so poorly drawn, you cannot tell how it relates to anything! This appears to be constructed on the boundary and I would be asking whether it can actually be built on land entirely within the applicant's ownership? I would therefore suggest that there is insufficient information to assess the full impact of the proposed development on the amenity.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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