

Mrs Angela Barker
Edale
Barnham Road
Eastergate
Chichester
PO20 3RS

Your Ref: OWPC20670
Our Ref: EG/67/18/HH 07-09-2018
Please ask for:
Stuart Corbey

21st November 2018

Dear Sir/Madam

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

Part two storey part single storey rear extension, increase in garage height and conversion into additional room

Trebarwith Cottage Barnham Road Eastergate

Thank you for your internet representation made on 21st November 2018 which has been recorded as '**an objection**' with the comments as follows:

Part 2

Secondly, I note the policy statements in the Arun Local Plan 2011-2031 (July 2018) and in particular under section 13.4 which relates to extensions and alterations your Policy D.DM4

Under 13.4.4

- All proposals should be visually subservient to the existing property and provide a high standard of amenity to meet the day to day requirements of the occupants. Extensions of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable.

By my calculations, from the dimensions shown on the submitted drawings - although these appear to be an inconsistent mix of internal and external - the existing gross external floor space is 124.73 sq m including the garage. In comparison the proposed space is an additional 116.5 sq m.

So the increase is 93.4% which is almost double what is generally considered proportionate.

This excessive increase in size also means that the building is out of keeping with both of its neighbouring properties and overshadows my property in particular.

Thirdly, the proposed conversion of the garage into residential reduces the existing car parking provision by one space.

According to your standards for parking provision for residential development the proposed increase in the size of the building increases the requirement for car parking spaces to three. Presumably this can only be accommodated at the front of the house but nothing is shown on the submitted drawings to indicate the feasibility or practicality of this. Surely you should require details to be submitted?

In conclusion I believe that there is a strong case for refusing the application for the reasons outlined above and in particular as it is contrary to the policies of your adopted Arun Local Plan.

I would be most grateful if you will take into account my views as you consider this further.

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