

K A Booth
9 Nursery Close
East Preston
BN16 1QD

Your Ref: OWPC24476
Our Ref: EP/110/19/PL 27-08-2019
Please ask for:
Mr J Baeza

3rd October 2019

Dear Sir/Madam

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

Variation of condition 5 imposed under EP/145/17/HH relating to window on NW dormer elevation to be obscured glazed, top hung with restricted opening.

9 Nursery Close East Preston

Thank you for your internet representation made on 3rd October 2019 which has been recorded as '**support**' with the comments as follows:

As explained in our application the variation is requested in order to maintain the visual integration of this window with the rest of the designed building with no actual loss of privacy to either property.

Originally there were two opening windows in the dormer, one of which was side hung, full length and fully opening allowing an unimpeded view to the neighbouring property since its first construction in the late 60's, early 70's. To our certain knowledge the patio area mentioned was therefore overlooked for at least the previous 10 years since the extension to No 10 was completed. It was explained in the application that the variation would actually be an improvement in privacy for the adjoining property.

The statement by the person objecting that the new window opens at a height of 1m from the floor is factually incorrect.

Whilst the application explained that the size and position of the window aperture has not changed and the supporting diagram showed the limitations of the window opening, the following may be considered helpful: -

From the boundary fence (8.547m) the line of sight into the bathroom window is 2.8 degrees in the horizontal plane and 0.74 degrees in the vertical plane. To put this into context, this means the same as trying to look through a standard letterbox from a distance of 5.7m or 18' 9" (The European standard for letter boxes, EN 13724:2002, specifies, among other things: an aperture width of 230-280 mm, an aperture height of 30-35 mm.)

From the block plan it can be seen that what is referred to as the patio area in No 10 is some 17 m from the window; the line of sight from this position is 1.4degrees in the horizontal and 0.4degrees in the vertical plane and therefore even more difficult to see inside.

Additionally, the "patio" mentioned in the objection is sited outside the neighbour's front door and directly adjacent to our driveway. It is clearly visible every time we get into our car and also from other points in our garden. Given that there is also a covenant restricting the boundary fence to 4ft 6ins it is difficult to ever consider making this "patio" private.

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