



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th November 2020

Paul Wheadon
2 Beechlands Close, East Preston
BN16 1JT

Dear Sir/Madam,

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

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

Application No: EP/115/20/PL
Site Address: 4 Beechlands Close & land rear of 18 Montpelier Road East Preston BN16 1JZ
Description of works: Side extension, loft conversion & detached garage to existing dwelling & erection of 2 No semi detached houses. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 3rd November 2020 which has been recorded as an objection with the comments as follows:

OWPC30935

With regards the above application we would like to register objection to certain aspects of the proposed development.

The existing bungalow at no. 4 Beechlands Close is located to the side of our property 2 Beechlands Close with the western boundary perpendicular to our property so that when you look towards the rear of our garden no 4 is to the right-hand side.

We have no objection to development of the site(s) in principle and actively support sensitive developments to increase housing capacity.

The proposed extension to no 4 and specifically the loft conversion concerns us for a number of reasons:

It is not exactly clear from the plans but it appears that the rear of the building currently defined by a conservatory will be extended out further and so closer to the back fence (which adjoins us) leaving a much smaller gap between the property and boundary. Added to this it is proposed to move the garage of no 4 forward and increase its size and this overdevelopment feels unwarranted.

The existing height of the bungalow roof at no 4 requires a significant increase to accommodate an additional storey which will change the outlook substantially from our garden. We also note that although there are various designs to the properties in Beechlands Close they are in "groups" of identical or similar design and the properties in that section are all constructed with a similar height roof line

The proposed design shows 3 x bedroom windows directly overlooking our garden which will impact on our

privacy particularly given the close proximity to our boundary and new proposed height of the property. If the proposed development was to be considered for approval, we would suggest and request a more appropriate approach would be to "swap" the upper floor design to have the dormers and windows on the eastern/front aspect with sky lights set into a sloped roof to the rear affording additional light but with less direct sight lines into our garden

Please do not hesitate to contact me if you require any additional information.

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 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 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 www.arun.gov.uk/planning-privacy-statements

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.