

James Belbin
7 The Oaks
Crossroads
Rustington
Bn16 2UP

Your Ref: OWPC7262
Our Ref: EP/120/15/HH 11-09-2015
Please ask for:
Mrs A Gardner

26th October 2015

Dear Sir/Madam

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

Remodelling & extensions
Hascombe 33 Tamarisk Way East Preston

Thank you for your internet representation made on 26th October 2015 which has been recorded as '**an objection**' with the comments as follows:

I respond in respect of the counter-response from the applicant in response to the significant number of objections raised with regard to the existing proposed development for the site.

Para 66 of the National Planning Policy Framework provides that "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account to the views of the community".

What is clear from the number of objections raised to date in respect of this application is that the adjacent occupiers (with the exception of the soon to become next door neighbour on the west side) strongly oppose what is currently proposed.

The local community recognise and support the applicant's desire to renovate and rejuvenate what has become a run-down household. However, planning policy stipulates that this should be done in a sympathetic manner with regard to the local character of the area.

The existing / proposed elevations and layout plans provided by the applicant clearly shown the significant increase in quantum floor space on the site.

The north-east corner of the garage will be too close to the eastern boundary of the site and will result in the loss of the hedgerow presently on-site.

I also assume under building regulations the plant room proposed above the steam room / shower room will need to be ventilated and I question how this will be done as presently no extraction or ventilation equipment is shown on the elevations.

Above purely aesthetic concerns I do also question what noise levels this plant equipment will generate and the impact that will have on pedestrians walking their dogs along the side of the proposed swimming pool / gym which is a public right of way.

The applicant's assertion that "the only change in terms of scale and mass is the pitched roof over the side garage" is factually incorrect. It is evident for all to see from the plans provided, particularly the side elevations, the dramatic increase in the built area.

The applicant also mentions the drawing shows no shading is caused through any part of the proposal on the adjacent occupier but I question how he has reached this conclusion. He mentions a specific photograph to support this claim but I would question whether this was taken when the sun was in such a position to result in shading.

As a community, we would be happy to see the regeneration of this site, we approve of the applicant's desire to develop a wonderful home for his family. However, clearly the council has a responsibility to ensure the development accords with local and national planning policy and is sympathetic to the local character and context of the site.

I would therefore strongly urge the applicant to resubmit a new application having regard to the comments made above.

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

Karl Roberts
Director Planning & Economic Regeneration