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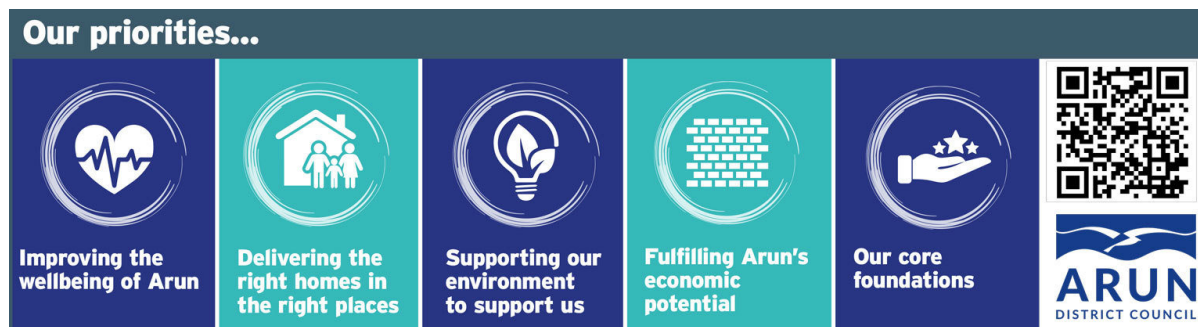
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**From:** Breezie Allwright <[Breezie.Allwright@arun.gov.uk](mailto:Breezie.Allwright@arun.gov.uk)>

**Sent:** 04 February 2026 10:53

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>; Susan Haley <[Susan.Haley@arun.gov.uk](mailto:Susan.Haley@arun.gov.uk)>

**Subject:** Fw: Planning Application EP/120/25/S73

rep

**Breezie Allwright**

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*Please note my working days are Monday, Tuesday, Wednesday and Friday.*

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|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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**From:** Penny Webster [REDACTED]  
**Sent:** 03 February 2026 20:44  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Fwd: Planning Application EP/120/25/S73

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Sent from my iPhone

Begin forwarded message:

**From:** Penny Webster [REDACTED]  
**Date:** 3 February 2026 at 11:47:22 GMT  
**To:** [Neil.Crowther~Planning.Responses@arun.gov.uk](mailto:Neil.Crowther~Planning.Responses@arun.gov.uk)  
**Cc:** [susan.haley@arun.gov.uk](mailto:susan.haley@arun.gov.uk), [Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)  
**Subject:** Planning Application EP/120/25/S73

Dear Mr Crowther

First of all I must apologise for the lateness of my submission of comments regarding the above planning application. [REDACTED]

I would like to thank you for adhering to drainage planning rules to comply with the 2004 Land Drainage Byelaw in order to ensure that the proposed very large Studio Room will be moved back from my fencing and the underlying stream by 3metres. The Studio Room is a very large imposing structure including that measures at least 11'6" high, width of 16'6" & sides of 21'6" in length . I wish to add that I am not certain about the height of the outside walls and the height and dimensions of the roof. . The floor dimensions are clearly stated on planning sheet P1005 - however, planning sheet P1006 does not have the outside wall and roof measurements clearly stated.

I have the following additional concerns about the studio room :-

1. I hope that the 2 identical back garden storage sheds at no 23 currently positioned side by side with one of them currently only 3 feet from my fencing with a side length of c, 7 'are not repositioned to adjoin the proposed studio room as I am concerned they will further impede drainage.

2 I think the placement of this very large and high structure even allowing for its placement at 3 metres from my fence may still have the potential for a negative effect on drainage for all adjoining properties given the following factors:-

\* The known impact of underlying streams & culverts and how they are affected by large structures/buildings that impede good drainage. I am not certain in which direction rainwater from the large studio roof will drain to from the single drainpipe and single length of guttering on the east side of the large studio roof . If it drains towards my fencing there will be no gain. Some rainwater may well not even reach the east guttering during high winds

\* The additional impact of climate change( already with us) with reference to long periods of rain, especially when it is heavy, particularly where there are gardens with underlying stream& culverts plus large garden rooms & storage sheds affecting drainage. Flooding will be the ultimate consequence. At present there has been ponding on the south side of my lawn & my feet sinking into my lawn which is now mostly covered by moss rather than grass.

\*There is a garden room at No. 25 Michel Grove which is currently 3-4 feet from my south garden fence and that of the east side fence for No 23 Michel Grove. I do not recollect it always being so close to my fence though I have been totally pre-occupied for many years upto 2020 [REDACTED]

[REDACTED] I have wondered in recent years why my Holly Tree which is a few feet further west of the aforementioned garden room has started to die. It used to be the most wonderful Christmas tree with red berries. Could rising water levels from the underlying stream and the impact of garden buildings be a factor?

\*If we are lucky enough to experience only a gradual rise in sea levels (as opposed to the consequences of a full glacier lift from the ocean floor) I guess we need land free of non essential buildings to aid drainage &/or to soak up surplus water. Ignoring the future will not help.

3 Along my southern back garden border - when essential disentanglement and cut back of trees and shrubs has been completed to allow for them to grow harmoniously with sufficient light - the proposed garden studio room will be in full view from all south facing windows and doors of my house & from my patio. The large imposing black metal roof and bright green walls across a length of 21.5' & height of at least 11.5' will not be a harmonious view. It will not blend in and may affect value and saleability of my property.

I hope you and your team will be able to consider my concerns.

Kind regards

Yours sincerely

Penny Webster

Ps I am sorry that this email is being sent via my iPhone . I no longer have a desk top computer. Hopefully I will be able to change this situ in the near future.

Sent from my iPhone