



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

3rd December 2020

William Petrie
54 Angmering Lane
East Preston
Littlehampton
West Sussex
BN16 2TA

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/126/20/HH
Site Address: 56 Angmering Lane East Preston BN16 2TA
Description of works: Resubmission (EP/37/20/HH) of proposed extensive refurbishment of existing 2-storey dwelling to include, single storey side/rear extensions, 2-storey rear extension, roof extension and front double garage

Thank you for your internet representation made on 2nd December 2020 which has been recorded as an objection with the comments as follows:

OWPC31878

We live at 54 Angmering Lane adjacent to the north of the applicant property, and we wish to raise several points regarding this planning application.

The street scene would be significantly altered by this proposed re-development. The addition of another floor, which necessitates the roof height being raised, means that numbers 54 and 58 Angmering Lane would be overshadowed. The large cedar clad garage to the front of the property and close to the road would seem to be in front of the building line.

The proposed triple paned floor to eaves east facing window at roof level would be intrusive - having an invasive overview of a large part of our rear garden, our conservatory which is integral to our house and in daily use, together with the balcony and patio doors of our main bedroom. There is no mention of obscured glass, which would have the mutually beneficial effect of giving privacy to both us and the inhabitants of number 56.

It is unclear to us from the plans whether the windows on the northern elevation are of obscured glass. We would request that they should be.

The floor area of the extension is greater than the floor area of the existing house which would seem to conflict with the guidelines in the East Preston Village Plan and the Arun District plan.

This may not be important, but we would point out an inaccuracy in Section 6 of the Planning application (Ref:PP-09158321). This states that there are no trees within falling distance of the proposed development on the applicant's property or adjoining properties. There is in fact a large lime tree, approx. 50 years old, situated in the front garden of number 54 adjacent to the boundary with number 56, and approximately 3 metres from the northwest corner of the proposed development.

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.

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 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.