

John Havranek
7Tamarisk Way

Littlehampton
Bn16 2TF

Your Ref: OWPC20600
Our Ref: EP/138/18/HH 06-09-2018
Please ask for:
Andrew Wood

15th November 2018

Dear Sir/Madam

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

Construction of garage to west elevation (amendment to previous approval
EP/159/16/HH)

Tamarisk House 5 Tamarisk Way East Preston

Thank you for your internet representation made on 14th November 2018 which has been recorded as '**an objection**' with the comments as follows:

I do not want to appear unneighbourly but I feel the need to object to the proposed garage extension as presented in the planning application to the house at 5 Tamarisk Way for the reasons given below. I have no objection to the garage being built on the Eastern side of number 5 where there is more space between the houses.

1. I object to the proposed garage as its height, length and mass as well as being built on my boundary will, when added to the existing extension, have an unacceptable harmful overbearing effect on my home. The site of Tamarisk House is already overbuilt on the Western side up to the boundary making it especially overbearing where it has been extended. This will be exacerbated with the proposed new garage which will mean that number 5 will be built up to the Western boundary for the whole depth of the house. All existing homes on the South side of Tamarisk way, even those that have been extended, have spaces at a minimum of two metres between house and boundary in order not to have too close a spatial relationship and maintain the open plan feel of the Willowhayne Estate and not to have a negative impact on the street scene. In all of these areas the proposed garage falls short. It is unreasonable to have any less a gap between number 5 and number 7. This is not, and should not become, an area of de facto terraced housing. We must also be able to have easy and reasonable access to our outhouse from the Eastern side for decoration and necessary repairs as required.

I believe the proposed extension is contrary to the policies of the Arun District Local Plan and the East Preston Neighbourhood Plan in all the above mentioned areas.

Please note that the South West bedroom extension to number 5 was built when we were living abroad and we would have strongly objected to it had we been in the country especially as the pointing is unfinished and it presents an overbearing and unsightly aspect from our kitchen. I note that we are unable to carry out redecoration and any necessary repairs on part of our outhouse because of this extension. I note that the pipework of the roof of the South west bedroom overhangs our boundary which is inappropriate and I will be asking for this to be corrected. Please also note that our flatroofed outhouse/garden shed was built around 1950 when the site for number 5 was a garden with no buildings on it and had no adverse impact at the time. I mention the above to illustrate how the proposed extension would compound these very real adverse effects on our property.

2. The plans presented are contradictory and therefore ambiguous.

a) The distance to which the proposed new garage will extend to the West varies according to which plan is looked at. The roof plan shows it extends to the West the same as the previous extension (South West bedroom and ensuite) whereas the ground floor plan and the North view show it extends slightly less.

b) the ground floor plans show the Eastern boundary but not the Western one which makes it impossible to assess the impact of the new garage on our property

- c) the side elevation to the West (unlike to the East) shows only a partial elevation so again it is difficult to see the overall impact*
- 3. I believe there is a hedge within falling distance of the proposed garage.*

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