

Mr & Mrs Homersham
102 Sea Road
East Preston
BN16 1NP

Your Ref: OWPC20917
Our Ref: EP/166/18/HH 13-11-2018
Please ask for:
Zac Denton

BN16 1NP

19th December 2018

Dear Sir/Madam

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

Erection of a two storey rear extension, second storey enlargement of side dormer and conversion of garage to study including demolition of existing conservatory
100 Sea Road East Preston

Thank you for your internet representation made on 18th December 2018 which has been recorded as '**an objection**' with the comments as follows:

It has been drawn to our attention that the block plans submitted are not correct. There is a side single storey extension to 102 Sea Road which is not shown on the plans submitted. This extension runs alongside the angle of the thick boundary wall and so is narrower at the front and wider at the back.

Our side extension stops at our current building line which is approximately half a metre further forward than 102 Sea Road and this is the point that will be closest to the proposed extension - not the conservatory as indicated on the drawings.

We did not extend further out into our garden because we have double doors opening from our conservatory onto a patio area that will face the brick wall of the proposed extension. The comments we made in our last objection would not have been clearly understood from the original plans submitted because our extension is not shown.

When we submitted our plans our block plan was large and clear on a separate A4 sheet showing all the surrounding gardens including those at the back. However, the block plan presented with this application for public perusal is very small and misleading. It also does not show how the angle of the boundary wall bends in towards the garden of 100 Sea Road meaning that the further the extension comes out the closer to the boundary wall it becomes. Looking at this new information it looks like the new wall of the extension will be less than one metre from our house and that the dimensions given on the plans are not correct.

In light of this new information we also feel that our neighbour's side pathway will be too narrow at the back garden point due to the boundary wall angle and that this could be a problem as they have no access to the other side of their property. The depth of the wall that forms the dividing boundary is not shown on the plans but it has pillars which are 32cm square and topped with 36cm caps. We had to take special precautions when digging our foundations to ensure no damage was done to this wall because it surrounds 100 Sea Road and is a feature of the property as mirrored in other houses in Sea Road. We have had to make these additional points and seek professional guidance at this late stage because initially we did not notice the discrepancies on the plans submitted and feel they are confusing. The front elevation shown on the plans face East not West, the depth of the boundary wall and angle is not clear, our extension is not shown and we are told there could be consideration for the 45 degree rule from the window at the back of our side extension but because the current plans are not up to date this cannot be established.

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