

Christine Clarke
23 Myrtle Grove
East Preston
BN16 2SW

Your Ref: OWPC21855
Our Ref: EP/20/19/HH 15-02-2019
Please ask for:
Zac Denton

28th March 2019

Dear Sir/Madam

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

Demolish existing sunroom, lean to canopy, and partially demolish existing garage.
Erect side and rear extensions including replacement garage. Alterations to fenestration and external materials. Create additional access to private road for 'in and out' driveway.
25 Myrtle Grove East Preston

Thank you for your internet representation made on 26th March 2019 which has been recorded as '**an objection**' with the comments as follows:

With reference to the application for building works to 25 Myrtle Grove East Preston BN16 2SW

Application Number EP/20/19/HH

I should like the following observations to be taken into account when reviewing this application:

1. The proposed plans show an extension, on the east aspect, of 3500 in length from the current building line with a height of 7350 to the ridge tile which is considerably higher than the nearest property to the north, a chalet bungalow. The total extent of the proposed building will be a length of 5600 from the bungalow's main building line and the living area of the property.

- It follows that there will be an effect on the level of daylight to that existing property.*
- As the sun tracks to the west the amount of shadowing will affect the use of the patio area, lounge and upper garden area.*
- The present quality of life enjoyed by the householder will be impaired.*

2. The plans show an alteration to the vehicle and pedestrian access. The increased in out drive area indicates that the proposed materials are gravel with block edging.

- On a quiet, private estate with a relatively low volume of traffic the noise created by, the at present four, vehicles access will be significant.*

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