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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 11 March 2021 10:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EP/2/21/HH - 27A SEA LANE

rep

Zachariah Denton
Planning Officer

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Essential maintenance is being carried out to the planning, building control and charges database during the week commencing 12 April 2021.
During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments

- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Sent: 11 March 2021 08:39

To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: EP/2/21/HH - 27A SEA LANE

Mr Z Denton
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

EP/2/21/HH – 27A Sea Lane, East Preston

Description of Works: Extension to front elevation of property to create first floor balcony. Changes to external materials and wall finishes.

Dear Mr Denton

We have this morning seen the letter of 3rd March 2021 in support of application EP/2/21/HH (letter uploaded on 8th March). We realise the date for comments has passed but we would like the Planning Office to know that statements in this letter are not correct.

“The configuration of properties surrounding our own offers ample opportunity for all residents to look into neighbouring houses and gardens”.

- We have no views into neighbouring rear gardens or into No. 27A

“We found the objections from 27 Sea Lane to be both excessive and unreasonable. No. 27 significantly overshadows and encroaches on our privacy as they currently have direct views into our home via many of their windows and their south facing glass sun room stands within inches of our boundary fence. We trust that as respectful neighbours they would not abuse the opportunity to look into our property , and we had hoped they would expect the same from us although their comments sadly suggest otherwise”.

- No. 27A is to the South of us and we do not cast any shadow on it.
Previous owners of No. 27 sold part of their garden for No. 27A to be built in 1980, and a restrictive covenant was put in place at the time, as the title deeds to 27A will show. The siting and design were agreed by No. 27 and 27A together as set down in the covenant, which I expect is why 27A is set back from the road. In fact our garden is shadowed by the roof extension already built and further extension of the roofline will add to this shadowing.

- We do not have any direct views through any of our windows into the rooms of No. 27A. We only have one south facing window which is in our first floor study. This overlooks the front driveway of No. 27A and if the roofline of 27A is brought forward we believe we will be able to see people on the balcony.
- Our “sun room” is indeed inches from the boundary fence and was there when we moved here in 1985. It is a brick lean-to with a glass roof which we believe is original to the house. We had to replace the glass roof some years ago, but it has always been clear glass. There are no side windows. We cannot see into 27A from this area.

Thank you for reading this e-mail. We would not have written further but felt we needed correct these statements in case they somehow had some influence on planning decisions. I would be grateful if you could confirm receipt and confirm that this e-mail will be put with your records.

Yours sincerely

Clive & Deborah McNamara
27 Sea Lane