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17th May 2022

Alistair Forrest
Dolphins East
South Strand
BN16 1PN

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/35/22/HH
Site Address: West House South Strand East Preston BN16 1PN
Description of works: Erection of single storey front extension, first floor front/side extension and alterations to fenestration/openings.

Thank you for your internet representation made on 17th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47567

This planning application does not comply with the current Arun planning policies DDM1 , DDM2 , and DDM4 .

This planning application does not comply with the Arun Design Guide part M which states that this is a material consideration in the determination of planning applications.

Household extensions part M. This application does NOT comply with any of the following:

1. Separation distance should generally be around 18 to 35 m.
2. 25-degree rule applied to extensions.
3. No extension or development should extend beyond the 70-degree line from the plot boundary .
4. Taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate.
5. Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch.
6. Using materials which match the existing building or providing justification for an alternative approach.
7. Protects neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings.
8. Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

This proposed two storey extension with its flat roof is simply too close to the boundaries of Dolphins East, Dolphins West and Whitecroft. The scale, mass and height will be overbearing and have an enormous impact on all of these owners' privacy and residential amenities.

- On the south elevations the proposed bedroom window will look directly into Dolphins East and Dolphins West.

- The proposed glass panel above the door, will also look directly into Dolphins East and Dolphins West, especially when standing in West House on the upstairs landing.

The balcony screening on the west elevation has already been implemented without permission. This originally consisted of 50 percent wooden boarding substantially screened by a mature tree and hedge. This hedge and its roots belonging to Dolphins East and the tree that straddled the boundary have been completely removed by West House and without permission from Dolphins East. As a result of these actions and the change of balcony material this balcony has become very prominent with views over Dolphins East, Dolphins West, Casa Blanca, the private garden area of Dolphins East and the driveway to all of these houses. This balcony is in constant use by the owners of West House and their two dogs which bark whenever anyone is entering or exiting the areas to these properties.

To conclude, this proposed development does not comply with planning policy or guidelines. If this application, or a revised version, was to be successful, I would ask the planning officers to condition as follows.

1. Fully screened balcony in opaque glass 1.7 meters high including returning into the pitched roof on the east elevation.
2. All new glazed windows/panels in the south elevation should be opaque and fixed shut.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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
<https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>