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18th May 2022

Theresa Woodward
The Dolphins West
South Strand
East Preston
BN161PN

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:

OWPC47573

Theresa Woodward
The Dolphins West
South Strand
East Preston
West Sussex
BN16 1PN

17th May 2022

Dear Miss Welch,

I am writing to object to planning application EP/35/22/HH

The dismissal of the previous planning application and appeal APP/C3810/D/21/3282204 takes into account

of the reasons for the dismissal it acknowledged "the close proximity on the character and appearance of the locality and on living conditions for the neighbours". It also then gives under reasons with character and appearance "Remodelling rather than the vernacular extending of a dwelling need not automatically lead to planning difficulties". It is with this being mentioned that the difficulties would not apply if the new planning application took into account relevant guidelines which Arun Planning have in place.

This planning application does not comply with the current Arun Planning Policies DDM1 , DDM4 , and DDM4

This application does not comply with the Arun Design part M and in particular I have concerns with the following not being complied with.

25 deg rule applied to extensions from my front window.

70 deg rule for the side extension between West House and Whitecroft.

The height scale and mass of the proposed development on an irregular shaped plot which sits towards the rear and very close to the back and approximately a meter or so from the side boundary (and is now completely exposed and even more dominating after the removal of the large established trees and mature hedge prior to initial planning application) so I do not feel that this application is sympathetic or protects neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings.

This together with the installation of a glass balcony without permission prior to this application and after the dismissal of the last application.

The wooden balcony used to obscure at least 50% of the view and now with clear glass by its nature West House have a clear view into my property, garden, driveway, garage , front habitable rooms - even when they are sitting down, together with views of my neighbours properties driveway and garages.

The balcony is not used as a space for quiet enjoyment. It is being used as an extension to their living area. They together with their dogs utilise this space regularly looking directly down on us which creates a significant amount of noise and disturbance which is both intimidating and imposing and does affect our quiet enjoyment of our property.

I am also concerned with the large proposed glass installation above the door at the rear of the property together with a bedroom window which again will look directly into my property.

I would respectfully ask that if this application or a revised version of it is considered that the glass is changed to 1.7 and obscured for the existing balcony. New/replacement glazing installed is opaque and fixed shut on southern elevation.

On a different note there is also a group of small bats which fly along the front of the beach and then down towards West House which can be seen at dusk from the beach. I do not know if they have a nesting site or where they roost but they have been here for many years and several people who have come to my property have witnessed them.

Best Regards

Theresa Woodward

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

