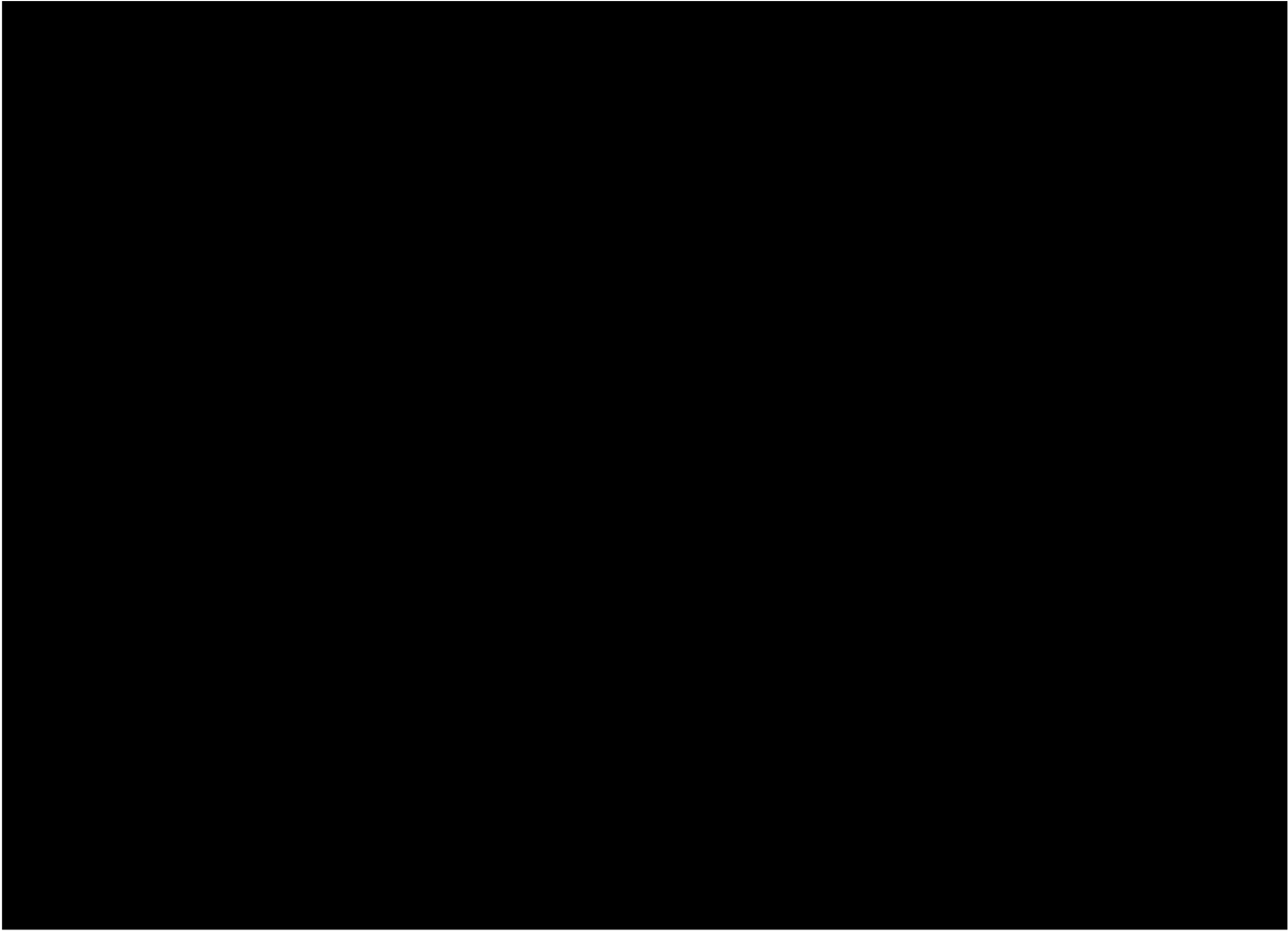




From: THERESA WOODWARD [REDACTED]
Sent: 18 May 2022 09:33
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: West House Planning application EP/35/22/HH Objection

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Hi

Thanks for letting me know.....

hope this works.

Theresa

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 [3], DDM4 [13.4.3], and DDM4 [A] [C] [E].

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

On 18 May 2022, at 08:53, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Ms Woodward,

Unfortunately, I am unable to download that type of file on my PC. Would it be possible to cut and paste your comments to the email body?

Kind regards,

Kathryn Welch

Planning Officer, Planning Department

<image010.jpg>

T: 01903 737789

E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

<image004.png>

[<image011.jpg>](#) [<image012.jpg>](#) [<image013.jpg>](#)

Sign up to our newsletter [here](#)

From: THERESA WOODWARD [REDACTED]
Sent: 17 May 2022 20:48
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: West House Planning application EP/35/22/HH Objection

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Attachment available until 16 Jun 2022

Click to Download

objection-WestHouse.pages
20.6 MB

Hi,

Please Find attached my objection to West House Planning application EP/35/22/HH

Best Regards

Theresa Woodward

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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