

John and Yvonne Dean
Marden House, 2 West Ridings,
East Preston,
Littlehampton
West Sussex
BN16 2TD

Your Ref: OWPC26547
Our Ref: EP/37/20/HH 24-03-2020
Please ask for:
Zac Denton

28th April 2020

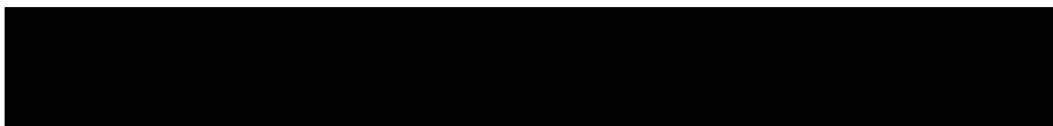
Dear Sir/Madam

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

Single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.

56 Angmering Lane East Preston Littlehampton

Thank you for your internet representation made on 27th April 2020 which has been recorded as '**an objection**' with the comments as follows:



25 April 2020

*Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF*

Dear Sir,

*Planning application - EP/37/20/HH
56 Angmering Lane, East Preston*

We write to object to the application currently before the Council for permission to build an extension at the above property.

56 Angmering Lane shares a boundary with our property and an extension of the type included in the planning application would have a seriously adverse effect upon us.

Whilst we accept that the estate includes a variety of different styles of property, the plans submitted by the owners of 56 Angmering Lane are grossly out of keeping with the other houses in the vicinity.

By changing from a traditional pitched roof style with two storeys to a three-storey flat-roofed property, they would in effect be creating something that resembles a small block of flats, which would be out of character with the remainder of the estate. In addition, the windows on the upper storey would overlook our house and garden, thereby directly impacting on our privacy and that of our other neighbours.

We believe that the only other properties in the immediate vicinity which have windows on this level have either dormer windows or overlook the sea and as such, no question of invasion of privacy is raised.

In addition, the amendment to the layout of the building has the effect of more than doubling its floor space and is there a substantial change in the character of the property.

The plans also show that the garage would be much closer to the road than any buildings on the adjacent properties, which would detract from the general visual integrity of the street. The overall impression from the road is of houses set well back, within their own grounds and the current application would negate this.

Further, we understand from the Willowhayne Residents' Association that the current application would also be a breach of the restrictive covenants contained in the title of 56 Angmering Lane, as it would encroach on the thirty feet building line. The granting of any consent in breach of such covenants on this estate would inevitably open the floodgates to other residents who wanted to develop their properties in flagrant disregard of their obligations under their titles and as such should be resisted.

We would therefore like this letter to be recorded as a formal objection to the above numbered consent and would be obliged if you would confirm this has been done.

Yours faithfully,

John and Yvonne Dean.

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