



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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4th June 2021

Pat and David Gander
Barnside
The Street
East Preston
West Sussex
BN16 1JD

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@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/48/21/HH
Site Address: 2 Bay Tree Garden East Preston BN16 1JG
Description of works: Erection of single storey rear extension and rear dormer following the demolition of existing garage and workshop.

Thank you for your internet representation made on 4th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37093

Currently the building is a one storey bungalow. The proposal is to carry out an extensive alteration to the layout of the ground floor accommodation to which we have no objection; in addition to constructing a staircase leading to 3 additional rooms. There will also be the formation of 3 large dormer windows to the rear, facing the rear of our property.

Whilst we will be unaffected by the internal ground floor alterations, the first-floor extension will have a severe detrimental effect on us and our property. The three additional windows will directly overlook our garden and into our house resulting in a complete loss of privacy as we are currently not overlooked from the east. The rear of our house has large bi-folding doors across 2/3 of the width of the house, plus a large kitchen window, which currently are not overlooked. The proposed application will afford a view from the dormer windows directly into our lounge.

Whilst there have been dormer window extensions in nearby Bay Tree Close, these are not impacting on the privacy of surrounding houses.

- Hitherto we were not overlooked. In addition, the visual impact of the extension is out of keeping with surrounding properties. The first-floor extension which spans the entire length of the roof will be overbearing
- The proposed dormer extension will substantially intrude on our privacy, directly overlooking our garden and into our property
- The proposed materials and construction are out of keeping with the neighbouring properties to the rear of 2 Bay Tree Garden.
- The proposals are, we believe, contrary to policies within the Arun Local Plan and the East Preston

Neighbourhood Plan.

We ask Arun District Council to consider refusing Planning Permission for this proposal as it stands. Should Planning Permission be granted, we ask Arun District Council to consider a condition ensuring the windows in the proposed dormer are all glazed with opaque glass and have limited opening ability, thus protecting our privacy..

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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.