

From: Peter Cleveland

Sent: 21 October 2014 13:27

Cc: Carolyn Nysingh

Subject: FW: Mrs Coral Cook - 2 St Mary's Drive, East Preston BN16 1JB

Dear Mrs Cook

Thank you for the email below, following receipt of Mr Roberts letter.

I firstly refer to your comment regarding the three year trial, there is indeed a change to legislation which allows added rights for single storey rear extensions for temporary period up until the end of May 2016, however the work which has taken place at this property has not been carried out within the parameters of the temporary allowances. It has been carried out in accordance to the legislation referred to in Mr Roberts letter (Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2008). This is not temporary legislation and has been in place since 2008.

In terms of a reduction of Council Tax or compensation, this could not be agreed as the works have been carried out in accordance with the permitted development allowances, and even though the Council would like to be able to control this form of development, it is not able to in this case.

I do share your concerns and that of the immediate neighbours, however as previously stated we are not in a position to prevent this development.

Kind regards,
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carolyn Nysingh

Sent: 14 October 2014 11:52

To: Peter Cleveland

Subject: FW: Mrs Coral Cook - 2 St Mary's Drive, East Preston BN16 1JB

Peter

Mrs Cook has sent me the email below. Can you please respond, if you think this is necessary.

Regards

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk
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From: CORAL COOK [REDACTED]
Sent: 10 October 2014 17:35
To: Carolyn Nysingh
Subject: Re: Mrs Coral Cook - 2 St Mary's Drive, East Preston BN16 1JB

Thanks for your email and the attachments. At least you have bothered to reply - we do realise that this monstrous dormer is unfortunately allowed under "permitted development" but do feel that if this is indeed a three year trial that it needs to be urgently reconsidered before a lot more damage is done to local areas. I also feel that the residents, of nos 8 & 10, all in their 80s at the very least deserve a reduction in their council tax or some form of compensation. To see the views from their windows and gardens now is unbelievable and grossly unfair.

Please help them if you can.

Yours sincerely,

Coral Cook

From: Carolyn Nysingh <Carolyn.Nysingh@arun.gov.uk>

To: [REDACTED]

Cc: [REDACTED]

Sent: Friday, 10 October 2014, 10:34

Subject: Mrs Coral Cook - 2 St Mary's Drive, East Preston BN16 1JB

Dear Mrs Cook

Please find attached letter in response to your email to Sir Peter Bottomley MP.

If you have any queries, please do not hesitate to contact me.

Regards

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: HANSON, Colette [REDACTED]
Sent: 29 September 2014 14:55
To: CORAL COOK; HANSON, Colette
Cc: TERENCE CHAPMAN; Nigel Lynn
Subject: Mrs Coral Cook 2 St Mary's Drive, , East Preston BN16 1JB

Thank you for your email to Sir Peter Bottomley MP.

Sir Peter is sorry to learn of your difficulties.

I am afraid there is little Sir Peter can do to assist with planning matters. Each application must be decided by the local council in line with government guidelines.

In this case if the plans you object to fall within 'permitted' development this makes the situation more difficult.

Your local councillor is best placed to assist you with your objections so that he can ensure the Council are aware of all your concerns.

I have copied this exchange to Cllr. Terence Chapman who is your local councillor.

I have also forwarded a copy to the Chief Executive of Arun District Council.

To avoid any delay, Sir Peter requests that any responses be sent to you direct with a copy to him.

Yours sincerely,

Colette Hanson
Parliamentary Assistant to Sir Peter Bottomley MP
House of Commons
London SW1A 0AA



From: CORAL COOK [REDACTED]
Sent: 29 September 2014 14:16
To: HANSON, Colette
Subject: permitted development ruining privacy in St. Mary's Drive, East Preston

We are just hoping that there might possibly be something Sir Peter and yourself could do to help us. A loft conversion is being constructed at a property owned by Mr & Mrs Beckett in Bay Tree Close. When the property was sold in 2013 the previous owners introduced them to the owners of 8 & 10 St. Mary's Drive and it was even made a proviso in the sale that they would not build in the roof to the detriment of their neighbours although velux windows would obviously be acceptable.

They put in planning application no. EP/49/14/HH for 2 front dormers which would look down Bay Tree Close and was fine.

However in looking at the plans another plan was hidden underneath because it did not need planning permission - this one came under permitted development which we knew nothing about and apparently came into effect in 2013 on a three year trial (a lot of permanent damage will be done in that time!). This was for a massive dormer fractionally under the 50 cubic metres allowed with five windows totally overlooking the gardens and into kitchen, conservatory windows etc. - in fact looking out you do not now see much else.

Mr & Mrs Tulley (No.8) and Mr Farnham (No.10) have tried to get answers from planning and the Becketts and eventually planning said they could do nothing although they agreed it was monstrous. Even the planning officers report stated that "Neighbours were advised that roof lights were to be put in the rear roof slope, no consultation has taken place regarding the proposed dormers - Some compromise should be met on the rear dormers" but carries on to say comments noted but proposed works can be carried out under permitted development.

As for Paul and Maria Beckett he eventually responded with a letter that he had complied with planning regulations and a dormer was now allowed up to 50 cubic metres on a detached property. He obviously thinks he can do what he likes with no consideration for others or the impact on the area.

Mr & Mrs Tulley and Mr Farnham are all in their eighties and do not need their lives upset and indeed life in their own home ruined by this but we do not know what to do next - ?

The overpowering dormer is also being complained about by many residents in Clarence Drive which leads off St. Mary's Drive as it looks completely out of place in an area where previously bungalows, houses and flats mingled comfortably together.

I have photographs of the effect on the properties and we have sent these to our local village council and the local newspapers, the Argus and Littlehampton Gazette.

Please is there any way you could help ?

Coral Cook (2 St. Mary's Drive).

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