

Alistair Tyrrell
44 Clarence Drive
East Preston
Littlehampton
West Sussex
BN16 1EJ

Your Ref: OWPC18040
Our Ref: EP/52/18/PL 05-04-2018
Please ask for:
Mrs A Gardner

30th April 2018

Dear Sir/Madam

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

Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping.

Scorton 9 Lime Tree Close East Preston

Thank you for your internet representation made on 28th April 2018 which has been recorded as **'an objection'** with the comments as follows:

Comment 1. Our property adjoins this site, it is the house behind ours, yet we have found out about this application by accident when a neighbour told us. Should we not have been notified, or better still consulted by the developer, as neighbours? Who is responsible for 'neighbour notification'?

Comment 2. We note from the wording on the plans that the developer assures us the proposed new houses will be the same distance away from the boundary as the existing house, and be the same height. However - the plans show three storey houses with windows in the roof level. Currently our rear garden is not overlooked by the existing old house yet this proposal seems to show a row of four new houses with 2nd floor windows able to look down on us.

Comment 3. The existing site has a 6 ft wooden fence owned by Scorton (the applicants) which is completely overgrown and leaning over. The proposed new development plans clearly show nice new fencing around some of the sides but it does not make it clear what fencing will be along the boundary with us (the applicant's eastern edge).

Comment 4. At the applicant's eastern boundary, in front of their fallen down fence, there's a lot of overgrown shrubs and a laburnum tree etc. This handily gives us a visual screen meaning we can't really see the current old house at all especially as the current owners (whoever they are) have never pruned anything. Can they confirm they will leave the tall stuff there or plant something of comparable height to hide their new houses from us?

Final comment - we wish the developers had the decency and politeness to come and tell us about this proposed development as many of the above points could have been dealt with informally. We do not object in principle to development at this site but we do object to not being informed or consulted, hence raising the above issues as formal objections now.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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