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**From:** [Neil Crowther](#)  
**Sent:** 04 August 2021 17:22  
**To:** [David Glover](#)  
**Subject:** RE: : PLANNING APPLICATION REF:EP/56/21/HH

Mr Glover,

The element of the proposals that you are concerned with – the side facing dormer window – could be built under permitted development rights. Permitted development is development that could take place without the need for any planning permission from the Council. However, this is often not simple so people apply to us for planning permission instead. In those cases, we will determine the application but cannot refuse permission for something that could be built as permitted development.

If it is permitted development, it does not matter how close it is to adjoining properties or what potential impacts there may be. The Government has decided that it does not need planning permission.

East Preston Parish Council objected to the application.

I appreciate that you do not like the development and I entirely agree with your views but the Council has no control over the side dormer and windows and I am unable to add anything further.

Regards, Neil

**Neil Crowther**  
Group Head of Planning

**T:** 01903 737839  
**E:** [neil.crowther@arun.gov.uk](mailto:neil.crowther@arun.gov.uk)



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**From:** David Glover [REDACTED]  
**Sent:** 27 July 2021 15:09  
**To:** Neil Crowther <[Neil.Crowther@arun.gov.uk](mailto:Neil.Crowther@arun.gov.uk)>  
[REDACTED]  
**Subject:** RE: : PLANNING APPLICATION REF:EP/56/21/HH

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Mr Crowther

In response to your communication of today, the contents of which I find unsatisfactory, I have the following queries:

- 1) You say "what was proposed could pretty much be permitted development" and yet you accepted and acted upon it as a Planning Application. So what do you mean precisely?
- 2) "The only restriction on such a development is that windows are 1.7m above floor level", can you confirm that this is the case for all the windows as shown on proposed plan 1281.02.d?

You have not addressed all the issues raised in our two previous emails and would be grateful if you could give clarification on all the points I have raised thus far.

I reserve the right to initiate, if necessary, further action.

David Glover, 31 The Ridings, East Preston

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**From:** [Neil Crowther](mailto:Neil.Crowther@arun.gov.uk)  
**Sent:** 27 July 2021 12:06  
**To:** [David Glover](mailto:David.Glover@arun.gov.uk)  
**Subject:** RE: : PLANNING APPLICATION REF:EP/56/21/HH

Mr Glover,

When determining applications we have to consider the requirements of planning policy as well as what could be built as permitted development – that is development that could take place without the need for any planning permission from the Council. In this case, a large box dormer window on the side elevation of a property could be built without the need for planning permission. The only restriction on such a development is that windows are 1.7m above floor level.

Whilst I understand and share your concern, these regulations are set by the government and allow for some significant house extensions without the need for planning permission. In determining this

application, it was clear that what was proposed could pretty much be permitted development and we have sought to impose restrictions on the windows in the same way. Refusing planning permission for a proposal that is permitted development (and does not need planning permission) would clearly have been futile and unreasonable.

The application has not been mishandled and the decision cannot be revisited. I understand that you disagree with the decision but I hope the above explains why the decision was reached.

Regards, Neil

**Neil Crowther**  
Group Head of Planning

**T:** 01903 737839

**E:** [neil.crowther@arun.gov.uk](mailto:neil.crowther@arun.gov.uk)

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**From:** David Glover [REDACTED]  
**Sent:** 23 July 2021 08:45  
**To:** Neil Crowther <[Neil.Crowther@arun.gov.uk](mailto:Neil.Crowther@arun.gov.uk)>  
[REDACTED]  
**Subject:** : PLANNING APPLICATION REF:EP/56/21/HH  
**Importance:** High

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Dear Mr Crowther

RE: PLANNING APPLICATION REF:EP/56/21/HH

Further to our objections to the above Planning Application, we were dismayed to learn that the aforementioned has been approved, albeit conditionally.

I would draw your attention to our objections, dated 4th June 2021, regarding material planning considerations. I cannot understand how or indeed why consent was given when clearly the application does not meet the requirements of Arun District Councils Local Plan. Specifically Policy DM 17, paras. 1-5. I draw attention to para. 3 particularly. I would also remind you of the objections raised by East Preston Parish Council who also cite the East Preston Neighbourhood Plan and the Arun Local Plan.

As stated in our objection, dated 4th June 2021, our privacy is sacrosanct and as such should have been considered as a Human Right. This appears not to have been the case. Additionally, according to ADCs Decision Making Process, as East Preston Parish Council had made written representation this application should have gone to the Planning Committee. Could you advise us if this was the case? If not then why not?

I have managed to read the decision, made by the Council, but cannot

understand the decision-making process that has been applied to the proposed Northern elevation. The opening casement window, and indeed all windows to this side of the property do not conform to the Councils own requirements. This could be considered overdevelopment of the plot as highlighted by East Preston Parish Council.

Returning to our privacy concerns. As stated in our objection, the distance from our Southern Boundary is approx. 82cm. Surely this proximity should have been considered at the decision-making process. Was it? It would seem that "a full height opening casement window" (as stated on plan) to be "completely obscurely glazed" would not be obscured in any way, shape, or form when open! This window would directly overlook my principal living space, both home and garden. This decision makes no sense at all. Perhaps you would care to comment on the rationale behind it?

We read, with interest, the Case Officers report and was disappointed to discover that our objections had not been properly reported. Our objection clearly stated that "all of our living rooms have windows which face the neighbouring property", however, the Case Officer mentioned "window" (singular). Was this an error or an oversight?

We would like to invite you to a site visit to our home to assess for yourself the validity of our objections to the proposed Planning Application Ref: EP/56/21/HH.

In view of the apparent mishandling of the Planning Officer in this case, we ask that the decision is revisited.

We have also sent a copy of this email to Sir Peter Bottomley MP.

Mr and Mrs Glover, 31 The Ridings, East Preston, BN16 2TW



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