

Wendy Mahoney
Linden Lea
South Strand
East Preston
- None -
BN16 1PN

Your Ref: OWPC14091
Our Ref: EP/57/17/HH 12-04-2017
Please ask for:
Andrew Wood

31st May 2017

Dear Sir/Madam

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

Demolish existing detached garage. Rebuild new single storey side (south) & rear extensions. This application also lies within the parish of Kingston.

2 The Drive East Preston

Thank you for your internet representation made on 30th May 2017 which has been recorded as '**an objection**' with the comments as follows:

I live next door to the house for which planning has been sought. I am concerned for a number of reasons. The current garage borders immediately on the boundary of our respective houses and the works to demolish the garage is highly likely to encroach on my boundary and the brand new decking I have just had carried out to the cost of £5000. The single story extension looks excessive and will run the length of my/our boundary for which there is a real risk of boundary creep. In addition, it appears that the extension will run directly along the boundary resulting in a couple of scenarios. 1. All I will see is cladding or 2. I will have significant expenditure having to erect a fence that looks more aesthetically pleasing reducing my current boundary. I am also concerned that the roof on the proposed single story extension appears to be pitched which will significantly reduce the light to my garden. The existing garage is a flat roof and is at the height of a normal fence.

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