



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

7th July 2020

Ms C Goodwyn  
Burleigh  
12 The Nookery  
East Preston  
BN16 1PT

**Case Officer:** Zac Denton  
**Telephone:** 01903 737500 x37447  
**Email:** [Zac.Denton@arun.gov.uk](mailto:Zac.Denton@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/57/20/HH  
Site Address: 32 Vermont Drive East Preston West Sussex BN16 1LA  
Description of works: Loft conversion with side dormer and hip to gable extension to rear.

Thank you for your internet representation made on 6th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28235

I am writing to STRONGLY OBJECT to this development. My husband and I own Burleigh, 12 The Nookery the property that would be most affected by the significant roof extensions proposed for the small bungalow to the North which was only built after my parents in law bought Burleigh in 1953.

**LOSS OF PRIVACY**

The window with views in the hip to gable extension would reduce privacy in every North facing room and the back gardens of at least 5 properties in the Nookery. Our property would be the most most devastatingly exposed. The window in the hip should not be allowed in its current form. It would preferably be removed from the plan. As a minimum it should only be permitted with obscured glass.

As plans show, the gardens of the houses in the Nookery and the bungalows in Vermont Drive are tiny. The rear adjoining gardens of 12 The Nookery and 32 Vermont drive are among the smallest as both are no more than 7.5m deep.

The distance between the properties being a mere 15m the proposed first floor window in the Southern extension (hip to gable end) will loom over our back garden. It will destroy what feeling we have of outdoor privacy (already very little for a 4 bedroom chalet bungalow of character) and look straight in to our kitchen dining room with double doors and rear bedroom window This will be exacerbated by the fact that the garden and building at 32 Vermont Drive are built on land that is higher than our property.

**INCREASED SENSE OF ENCLOSURE**

Our 7.5 meter deep garden is already feels enclosed. The proximity of the proposed hip extension and dormers either side would replace our more open vista to the North with a skyline full of one building

**OVERBEARING DEVELOPMENT**

If this development is allowed and others follow suit the small bungalows in Vermont Drive will produce a view for the residents of The Nookery that resembles boxes not bungalows.

#### EAST PRESTON NEIGHBOURHOOD PLAN

Vermont Drive is in "Character Area 2" of the East Preston Neighbourhood Plan which is covered by Policy 3 of the Neighbourhood Plan. This policy states "where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered". The proposal for a hip extension and 2 dormers would undoubtedly alter the basic form of the roof at 32 Vermont Drive and contravene this policy.

The dormer windows are also subject to Policy 1 of the Neighbourhood plan which states in paragraph 4.14 "rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole". Plans of the front and rear elevations both show that the proposed dormers, 1 to the East and 1 to the West would not be subservient to the appearance of the roof.

**SUMMARY** The proposed hip Extension would be overbearing in relation to my garden. The proposed window in the hip extension would involve a great loss of privacy to several households. The proposed dormers to either side are not subservient to the appearance of the roof as a whole with its low pitch.

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 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](mailto: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](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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 Development Control 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](http://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.**