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14th July 2021

Daren Egan
4, Seaview Road
East Preston
West Sussex
Bn16 1lx

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@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/60/21/HH
Site Address: New Lodge Seaview Road East Preston BN16 1LX
Description of works: Erection of two side dormers

Thank you for your internet representation made on 13th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38216

Object

The objection to the current proposal is due to the contentious modification in this submission which will severely compromise the neighbouring properties privacy. Unusually the side elevation of the proposers property directly faces the rear of the adjacent property from approximately 1.5 metres.

Gable end extension - Due to the building line of the proposer being approximately 1.5 metres from the neighbouring property the proposed gable end extension would compromise light into the neighbouring property. In addition to this the gable end extension including dormer will face directly into the adjacent properties living area.

Side facing dormer - Side facing windows must be obscured glazed glass to maintain privacy and opening sections must be at least 1.7 metres above floor height, this submission does not appear to be adhering to this limitation on any proposed development of a side facing dormer, contrary to legal, planning and moral perspective (privacy)

The current submission for planning permission does not take into account the fact that the proposed dormer does not look into any area of their own property and only looks into the adjacent property from approximately 1.5 metres away from the boundary wall, all the open spaces will subsequently be clearly visible if approved with a clear view directly into the neighbouring property's lounge, kitchen, 2 bedrooms upstairs and 1 bedroom downstairs.

Glazing to provide privacy in any side dormer submissions are usually rated on a scale of 1-5, with 5 providing the most privacy, side windows in particular should be obscured glassed with a minimum of level 3 (permitted development). Due to the unusually close proximity to the rear of the adjacent property we would ask that consideration be given that any approval of glass windows be rated at a scale of 5 to ensure privacy of the adjacent property and that the opening sections be at least 1.7 metres above floor height.

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 including your name and address 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 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>.

Some applications will be determined by the Planning 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 Planning 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

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.