

Flora Franklin
Casa Blanca

Your Ref: 000013642

Our Ref: EP/70/12/

27-06-2012

Please ask for:
Mr P Cleveland

17th September 2012

ACK

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Alterations & first floor extension, providing a reduced garden room on the ground floor, together with conversion of garage to a gym & 2 new bedrooms, study & bathroom to first floor. Removal of existing pitched roof & replace with lower mono pitched roof
Sandgate House South Strand East Preston Littlehampton

Thank you for your internet representation made on 13th September 2012 which has been recorded as **an objection** with the comments as follows:

My main concern is that the proposed overall increase in height of the building on the west side of 1.7 metres (which will be even nearer to my home now that the highest point of the proposed roof has been altered to be on the east side of the west wing) will both decrease my afternoon sun, especially in the winter, and also reduce my privacy. □
The proposed new floor's windows and balcony on both its south and east side will reduce my seclusion and privacy as the occupants will be able to see into my garden, ground floor glass bay and also into my west side windows. □
My view will also be effected looking westwards from my first floor west windows where the added floor is proposed. □
On the east side of the house the proposed flat roof will only be 40 cm lower than the existing top of the pitched roof. The increase of the east elevation vertical wall height from 3.4 metres to 4.2 metres will increase the overall bulk. □
As stated before the photomontage (SK27) is inaccurate in that my home, Casa Blanca is significantly closer to Sandgate House than depicted. □
I am also concerned that if the Sandgate House development were to go ahead the value of Casa Blanca would be reduced for the above reasons. □

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 may 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

Karl Roberts
Assistant Director Planning & Economic Regeneration