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5th March 2021

Nicola and Stephen Harlow
25 Upper Drive
East Preston
BN16 1QN

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: 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/7/21/HH
Site Address: Little Dormers 23 Upper Drive East Preston BN16 1QN
Description of works: New bay/porch skirt roof to front elevation & single storey front extension to provide additional garaging.

Thank you for your internet representation made on 4th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34269

The description of proposed works in planning application EP/7/21/HH does not refer to new windows. However, the plans show proposals to install 2 new windows, both on the (south) side elevation but one angled so it is only visible on the plan showing the west elevation.

The proposed most easterly window will lead to overlooking of the garden and a bedroom of 21 Upper Drive and the garden and living space of 59 Manor Road.

The proposed most westerly window will lead to overlooking of the garden and living space of 59 Manor Road from a different angle. As a result the applicant will have a view of the whole of the back garden and living space of 59 Manor Road.

1. The proposed windows are contrary to the following Arun Local Plan policies:

a. D DM1 - any development should:

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy

The proposed windows will lead to a loss of privacy.

Plan drawing 203075/011 shows obscure glass for the proposed most easterly window but obscure glass doesn't stop overlooking, it just means the image is distorted or blurry. Also, the glass can be changed at any time by the current or future occupants.

Lack of privacy for 59 Manor Road is already an issue following the removal of trees and shrubs by the applicant. The lack of privacy has already been highlighted by the applicant in her letter of 7th December 2020 on the planning portal following the withdrawal of application EP/124/20/HH. The proposed windows will make the situation worse.

b. D DM4 - it is a requirement that any alterations to buildings:

do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties

The proposed windows will lead to overlooking of neighbouring properties, in particular 21 Upper Drive and 59 Manor Road.

2. Section J of The Arun DC Design Guide Supplementary Planning Document (approved in January 2021) deals with 'Building Design' including design relating to building alterations. Section J.02 sets out building separation distances between habitable rooms of neighbouring buildings and measures needed to ensure privacy.

There is less than 15 metres between the habitable rooms on the south side of 23 Upper Drive and the living space at 59 Manor Road and the bedroom at 21 Upper Drive. The Design Guide states where:

Building separation distances between habitable rooms are 15m or less multiple design initiatives will likely be necessary.

The plans for 23 Upper Drive do not include any additional design measures or landscape screening (in fact the landscape screening has been removed). In order for the proposed windows to be in accordance with The Design Guide other initiatives would be required.

4. The problem of the potential loss of privacy has been created by the applicant. Trees and shrubs have been removed and the applicant wants to change the internal layout of the 23 Upper Drive. The proposed windows are not needed if the applicants planned alterations to the 1st floor living space are not carried out. If the current floor plan as shown in drawing 203075/08 is not changed there is no need for additional windows.

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 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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.