

The application appears to run contrary to a number of Material Planning Considerations, and be in conflict with a number of Local Planning Policies.

We believe the proposal will result in overlooking and a loss of privacy to both adjacent properties, No's 11 & 13 Little Paddocks and also to subsequent neighbouring properties.

In particular an overshadowing of and a loss of light to No 13 Little Paddocks which is situated to the NE of the new dwelling. (Arun Local Plan D DM 1.3 Impact)

Furthermore, we feel the design and appearance, although subjective, of the elevations are in stark contrast to the characterful bungalows of the unique northern green space of Little Paddocks and appear not to be in harmony with the distinctiveness of the wider setting, paying little regard to the current spatial amenity and pattern of the street scene and therefore will not positively contribute to the locality. (Arun Local Plan D DM 1.1 Character)

We consider the Street Scene renderings supplied with the application are not reflective and for clarity attach a number of photographs, in addition we feel a site visit by the Planning Officer may prove enlightening before progressing.

We would like to draw the attention of decision makers to an application on a similar site in a nearby location, Ref: FG/128/21/HH.

On behalf of

Little Paddocks Freeholders Limited.





