

JMS

ACK

|                                                                                  |
|----------------------------------------------------------------------------------|
| ARUN DISTRICT COUNCIL<br>TECHNICAL SUPPORT<br>18 AUG 2011<br>ACTION...<br>(of 5) |
|----------------------------------------------------------------------------------|

F.a.o.

James Smith  
Planning Department  
Arun District Council  
Maltravers Rd  
Littlehampton, West Sussex

3 Outram Road  
Bognor Regis  
West Sussex  
PO22 7AL

17 August 2011

Dear Sir

Objection re Planning Application FP/121/11:  
'Seacroft', Outram Road, Bognor Regis

I am writing to object to this resubmitted planning application. I was one of the objectors to the original planning application which was refused by the Council. Planning consent was refused for detailed reasons relating to the front and the rear of the building.

The revised application makes the changes required at the front but leaves the rear totally unchanged.

The course of this application has been a learning curve for me. Among the things I have learnt are:

- (1) When a developer seeks guidance from a planning officer this means the re-submission is likely to be recommended by the planning officer to the Planning Committee
- (2) Even when, as here, the rear remains unchanged



and open to the same rejection reasons as the Council itself has already given it will receive approval

(3) If the Parish Council lodges an objection (as opposed to electors/neighbours) then even a recommended application has to go to the Planning Committee for discussion

(4) The change of planning officer for the matter from Mrs Stroud, who advised on this change of application guidance, to Mr Smith means she is no longer the advisory officer with responsibility and so the point made at (1) above is 'weakened' but may still apply.

(5) Unlike with the Felpham PC Planning Cttee where I could speak, I understand if I attend the Arun DC Planning Committee I cannot speak, unless to raise a new matter.

In the light of this learning I ask that the Councillors on the Planning Committee take account of:

(a) Felpham PC reverting its previous view and now objecting

(b) Noting the reasons for the objection include

1870

1871

1872

1873

Arum Council faces a basically unchanged application on the rear of the property

- (c) Will seize themselves of this matter and recognize the truth of Felpham PC's objection (and mine (stated below)) and stick to its decision...
- ... (d) making clear in the process any resubmission of amended plans must treat seriously the reasons for refusal or will be refused until this is done.

The reasons I oppose this application were set out in my email to Mrs Stroud dated 23 March 2011. The key relevant paragraphs which remain pertinent are the fourth and third from the end (the two which follow the paragraph typed in capital letters). It seems a waste of your time and mine to repeat them here. Lest the rules say that previous objections have to be disregarded unless resubmitted I append a copy to the end of my letter so they stand again now.

Felpham PC objections are clear and I agree with them so they speak for me as well.



I trust I can have confidence in the Councillors continuing to uphold their previous refusal, and not changing until the proposal (if resubmitted) takes account of and meets your objections.

Thank you for your attention in this matter.

Yours faithfully



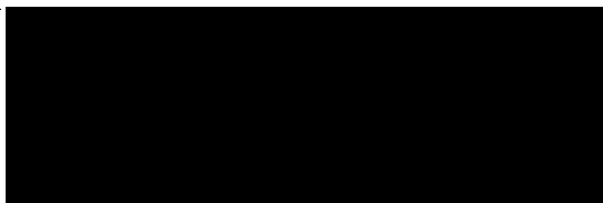
C. F. Hardy

3 Outram Rd

Note: These are the resubmitted paras mentioned on Page 3:

The application describes the proposed works as 'Rear extension & balcony to front of property to match neighbouring properties'. This is misleading as it omits reference to the whole roof alteration at the front and second balcony. Far from matching neighbouring properties as I have shown it has exceeded them in a most unacceptable way, coming close to doubling the property in size by going up far too high and wide.

The side wall elevation of the proposed additions matched against the existing size shows clearly this almost doubling of the building. At the rear if the upper roof extension was lowered to be flat and so only a little higher than the existing extension to the neighbouring semi detached house this would be a possible compromise. Sadly Kevin Gaughin did not discuss with my next door neighbour and me his plans. I am sympathetic to him seeking extra room for his family, but what is proposed is on a scale which is breathtaking and shows a total disregard for the impact on everyone else.





mr mrs t caslin  
chota ghur  
no 2  
outram road  
felpham  
po22 7al

Your Ref: Inet 000011170  
Our Ref: FP/121/11/  
Please ask for:  
Mr J Smith

8th August 2011

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)**

---

Two storey rear extension. Gable extension to front to include 2 balconies. Re-submission following FP/6/11/

Seacroft Outram Road Felpham Bognor Regis

---

Thank you for your internet representation made on 7th August 2011 which has been recorded as **an objection** with the comments as follows:

*as the owners of the adjoining property to seacroft in outram road, we would like to object to the proposed plans(FP/121/11) by the applicant mr K Gaughn. The rear extension appears to be an exact replica of the plans that were refused in application FP/6/11. These plans were refused for the following reasons, the proposed two storey rear extension would, by virtue of its size and siting, result in an unacceptable loss of light and outlook to the adjoining residential properties and would have an overbearing impact on those properties to the detriment of the amenities of its occupiers. If those were the reasons for refusal on 06/04/2011 then those reasons should be upheld for this unchanged application. It appears that having been told that his application is un-neighbourly, mr gaughn has given no regard to the adverse impact these plans will have on his neighbours and has resubmitted them with no amendments. The proposed balcony at roof level will make us feel overlooked and is alien to the street scene, also one of the conditions of our own application FP/107/06 which has been passed is that no windows or openings shall be formed in the side elevations of our own rooftop dormers, this is to protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex structure plan and GEN7, DEV19 of Arun District Local Plan. A balcony at roof level on mr Gaughn's application will not protect our amenities according to the policies of the local plan, ie. DEV1, GEN7 and DEV19. It appears that the applicant has received pre application advice from the planning officer who refused the previous application(FP/6/11), Mrs A Stroud, who is advising that the new application is now satisfactory, but the new application for the rear extension is unchanged from the previous plans that Mrs Stroud refused. If it was refused before and remains unchanged it should be refused on the same grounds.*

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 to 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 Services & Housing Strategy

Claire Harris  
Lyndhurst

Your Ref: Inet 000011160  
Our Ref: FP/121/11/  
Please ask for:  
Mr J Smith

5th August 2011

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)**

---

Two storey rear extension. Gable extension to front to include 2 balconies. Re-submission following FP/6/11/

Seacroft Outram Road Felpham Bognor Regis

---

Thank you for your internet representation made on 5th August 2011 which has been recorded as **an objection** with the comments as follows:

*The proposed plans would directly effect our property as the changing of the roof would block out the light from our garden and would overlook our garden in an imposing manor.*

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 Services & Housing Strategy



Mr & Mrs G Spencer  
Sandy Nook, Clyde Road  
felpham  
PO22 7AH

Your Ref: Inet 000011167  
Our Ref: FP/121/11/  
Please ask for:  
Mr J Smith

8th August 2011

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)**

---

Two storey rear extension. Gable extension to front to include 2 balconies. Re-submission following FP/6/11/

Seacroft Outram Road Felpham Bognor Regis

---

Thank you for your internet representation made on 5th August 2011 which has been recorded as **an objection** with the comments as follows:

*This application retains the same features which impacted negatively on the local environment and was therefore refused when it was presented previously in April 2011. It would be overbearing in comparison to the neighbouring properties in both Outram and Clyde Roads and would overlook and reduce privacy for the properties in both.*

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 to 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 Services & Housing Strategy



Ms Towse  
Clifton

Your Ref: Inet 000011168  
Our Ref: FP/121/11/  
Please ask for:  
Mr J Smith

8th August 2011

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)**

---

Two storey rear extension. Gable extension to front to include 2 balconies. Re-submission following FP/6/11/

Seacroft Outram Road Felpham Bognor Regis

---

Thank you for your internet representation made on 7th August 2011 which has been recorded as **an objection** with the comments as follows:

*I object on the grounds that it isn't in keeping with the area and that it will block out the light from my garden directly behind the property.*

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 to 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 Services & Housing Strategy

