

Suzanne Anstee
23 First Avenue
Felpham
Bognor Regis
PO22 7LG

Your Ref: OWPC14592
Our Ref: FP/127/17/PL 17-05-2017
Please ask for:
Mr S Davis

17th July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposed detached two storey dwelling
2 Second Avenue Felpham

Thank you for your internet representation made on 16th July 2017 which has been recorded as '**an objection**' with the comments as follows:

I have just acquired 23 First Avenue , a property which will overlook the proposed development.

I do not believe this application was raised with my solicitor when searches were carried out and I am outraged that this application was not brought to our attention.

I note the Design and Access statement submitted with the Application maintains that the existing dwelling at 2, Second Avenue is a single two storey detached house but I note that in its grounds there appears to be a single storey dwelling, which abuts my rear fence and apparently has no planning approvals. From previously submitted objections it would appear that the Council Planning Department is aware of this, and may be taking enforcement action. In my view this unauthorised property should be considered alongside this particular application, and in itself should be reason for rejecting the application.

I also believe that the new proposed property is being squeezed into a very narrow area, and will be totally out of keeping with other properties in Second Avenue. The proposed development will cause me to experience a loss of outlook and in my view has an unacceptable impact on all the surrounding properties and for that reason alone, this application should be rejected.

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 will 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

Neil Crowther
Group Head of Planning