



Arun District Council
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16th November 2021

Anthony and Susan Sullivan
40 Minton Road
Felpham
West Sussex
PO22 7JN

Case Officer: Hannah Kersley
Telephone: 01903 737500
Email: hannah.kersley@arun.gov.uk

Dear Sir/Madam,

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

Application No: FP/237/21/HH
Site Address: 42 Minton Road Felpham PO22 7JN
Description of works: Erection of single storey side and rear extension including the installation of front porch.

Thank you for your internet representation made on 15th November 2021 which has been recorded as an objection with the comments as follows:

OWPC41912

The proposed side extension effectively turns both houses (42 and 40 Minton Road) into semi-detached houses with no effective separation between them by closing a gap in the street scene. We feel this will have a detrimental effect on the value of both houses and is not in keeping with the overall design of Felpham Beach Estate which. Planning guidance offered by Arun DC provides clarity on side extensions and supports our view:

In streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor and 2 metres away at first floor and above. No part of the development should generally protrude further than the 70 degree line taken from the plot boundary.

Additionally, we support the view of Felpham Parish Council who have stated in their objection to the proposal (....referencing Design Guide Policy Section 4b) that:

All developments should make good use of the available site and location. The size of any proposed development, whether of new properties or extensions to existing properties, should be appropriate to the size of the plot and the extent to which the development will 'urbanise' the street scene. Sufficient distances between properties must be maintained. The density and character of each part of the parish should be respected

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>