



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st April 2021

Leigh Knowlden
12 Second Avenue
Felpham
PO227LJ

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: FP/32/21/PL
Site Address: Land adjacent to 10 Second Avenue Felpham PO22 7LJ
Description of works: Two storey, 4 Bed detached dwelling with new access & parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling.

Thank you for your internet representation made on 31st March 2021 which has been recorded as an objection with the comments as follows:

OWPC34863

Dear Sirs,

We are direct neighbours (No. 12) to proposed development (No. 10) and whilst we do not object to the land being used for a property to be built, we feel the current scale of building will greatly effect our light and will also make this small road feel even more congested -

To summarise our thoughts and without knowing regulations, we would like to object on the following reasons and principles -

- We believe our right of light will be greatly effected to 4 No. windows which runs parallel to our house.
- We believe the rear extension to the proposed development will greatly effect our light.
- In regards to the point above, it appears the Site Plan shows No. 10 having a similar projection to the rear, however this is in fact a conservatory, we feel the proposed extension will have a large visual impact also, which is something we considered when doing our own development. On this point we believe that a single storey extension must be considered.
- The overall size of the build is a concern, a similar plot was approved in recent years, which looks overpowering and squeezed in. It also received many rejections and continues to cause much debate on this estate.

As previously mentioned we have no objection to the land being used for development, however as this build

effects us greater than anyone else, we would like the following considered and addressed -

- A smaller house to be proposed which does not effect our light (bungalow / chalet bungalow perhaps)
- We believe the build is too large for the narrow plot and the street / avenue will appear even more congested than it already is.
- The projection to the front of the house is switched to side of No. 10, this might help slightly with our light.
- By introducing hipped ends instead of gable ends this will assist with light and soften the elevations.
- Could the proposed plot be taken closer to No. 10 as we believe this will increase the light to our property.
- That the proposed rear elevation be in line with our own. We have recently moved our kitchen to the rear of our house and we believe this will greatly effect our light again.
- The proposed projection to the rear is single storey only.
- We assume the windows to proposed South Elevations will be opaque.
- We have concern about the chimney proximity and it being lower in height than our own roof pitch, could there be a problem with smoke / vacuum etc. Could this also be switched to the other elevation?

We trust that our points will be considered and would welcome further discussions on this matter with the planning department and our neighbours in concern.

Many thanks in advance,

Mr & Mrs Knowlden

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.

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.

All aspects of planning, building control and local land charges will be limited during this week. 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.