

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
[REDACTED]

27 Sea Drive
Bognor Regis
West Sussex
PO22 7NE

8-4-2019

Dear Sir/ Madam

PLANNING APPLICATION FP/46/19/PL- PROPOSED EXTENTION AND ALTERATIONS AT 28 SEA DRIVE

With reference to planning application FP/46/19/PL of Date 25th February 2019 I would like to report a discrepancy between two of the plans and would like to put it on record.

Whilst reviewing the said planning application via the Arun District Council Planning on-line portal, I noticed a discrepancy between the Existing and Proposed Block Plan B (which is an amendment to an existing consent A) and the Proposed Elevation Plan, specifically the South Elevation.

I would like to draw to your attention the hatched area showing the exact floor area of the balcony on the Block Plan B, which is different to the balcony detail found on the South Elevation Drawing, where by the balcony is much longer and almost the length of the entire south elevation. *(Please refer to the below Annex A and Annex B for further understanding)*

The "Existing and Proposed Block Plan B" and the "Proposed Elevation Plan (South Elevation)" are conflicting and as such the application ought to be withdrawn and amended so that all the documents/ plans are accurate and represent the exact true proposal of the Extension and Alterations works at 28 Sea Drive.

I would also like to add that I'm the owner of 27 Sea Drive which shares the boundary line to the East of the subject property. I'm worried that the Proposed Extensions and Alterations at 28 Sea Drive might affect my Statutory rights to privacy (Human Rights Act 1998- Article 8) and Rights to Light (Prescription Act 1832).

My concern is that the balcony shown in the Proposed Elevation Plans (South Elevation) is in close proximity to my boundary line and I'm worried my daily enjoyment of my garden will be affected.

My second concern is the increased height of the new roof may cause over shadowing to my property in the afternoon in particular to my balcony and garden.

The owner of 28 Sea Drive and myself have both invested large sums of money into our properties and I feel that if my concerns are true it would not be fair and reasonable if the enjoyment and value of my property is affected due to my neighbour's requirement of significantly trying to increase the value of their property.

As such I would very much appreciate your good selves to review the application accordingly, and do the necessary to; a) have the plans amended to show an accurate representation of the Proposed Extension and Alterations at 28 Sea Drive without conflicting plans/ details and, b) to review the application to ensure that my privacy rights, and rights to light are not affected by the Proposed Extensions and Alterations at 28 Sea Drive.

Once again I do appreciate your attention to these matter, please feel free to contact me on

Yours Faithfully

Julia Arditt

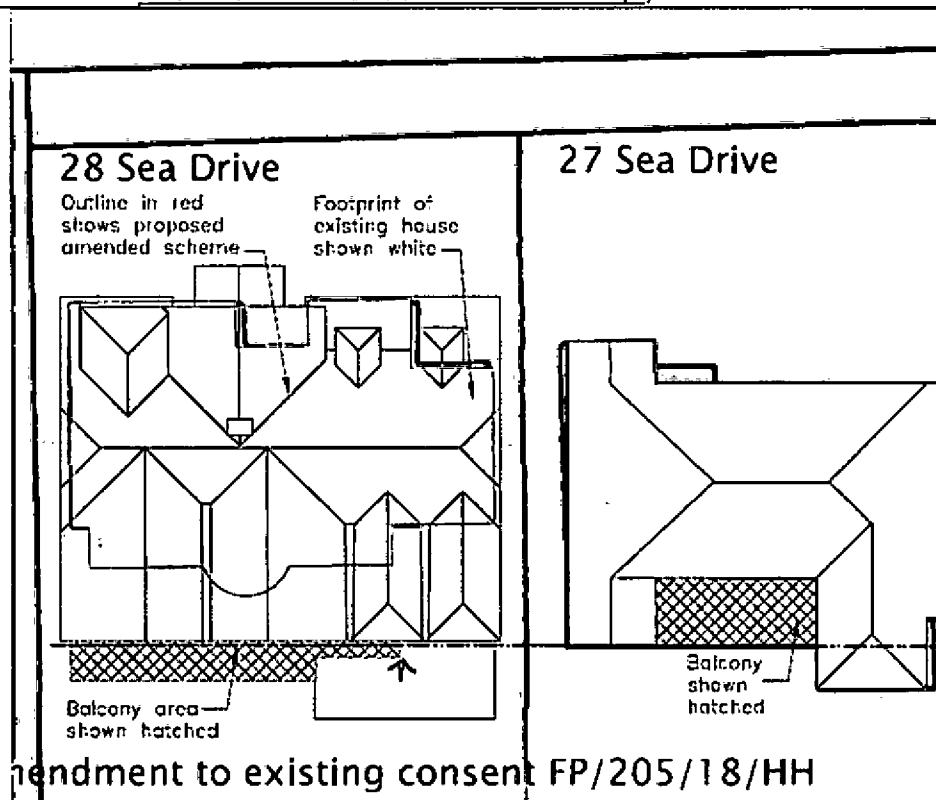
Concerns relating to my rights of privacy

- 1) The balcony reaches over very close to my boundary, even with an obscured glass screen, will erode my privacy at the back of my house, kitchen and patio. Also my very secluded balcony will be on view from the proposed balcony.
- 2) I am worried the proposed balcony might be widened over the single storey which runs down the side of my garden, past my patio, as the living area of no 28 is on the first floor.
- 3) There is a very odd placement of the two first floor patio doors leading to balcony on the single storey. They are not placed centrally under the pitched roof. I fear if they were moved centrally under the pitched roof — certainly more aesthetically pleasing — they would further impinge on my privacy, being too close to my boundary.

I feel this building is overbearing

ANNEX A & B- SHOWING AREAS OF DISCREPENCY WITHIN THE PLANNING APPLICATION FP/46/19/PL

ANNEX A- EXISTING AND PROPOSED BLOCK PLANS (B)



The green arrow marks the end of the balcony which is below the small pitched roof second from right

Green arrow shows balcony termination

Amendment to existing consent FP/205/18/HH

ANNEX B-PROPOSED ELEVATIONS (SOUTH ELEVATION)



PROPOSED SOUTH ELEVATION 1:100

The balcony is much longer of approximately 3 to 4 meters than that of the Proposed and Existing Block Plan

Green arrow shows balcony termination

Blue line shows balcony termination on Proposed and Existing Block Plan