

27th August 2020

Mr & Mrs M Grove
12 Reef Close
Littlehampton
Sussex
BN16 6QG

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/181/20/HH
Site Address: 12 Reef Close Littlehampton BN17 6QG
Description of works: Single storey side and front extension and conversion of garage to habitable use with alterations to fenestration.

Thank you for your internet representation made on 25th August 2020 which has been recorded as support with the comments as follows:

OWPC29236

With reference to the objections we would like to clarify a few points and add some reassurances:

1. Overlooking and loss of privacy

The houses on the south side of Reef Close have large windows on the first floor southern side to enable residents to enjoy the sea views, as a result these windows also provide unobstructed views across neighbouring gardens from a room that is used frequently every day.

The obscure stairs landing window of the adjacent property overlooks our balcony and also has line of sight into our first-floor room through the patio doors.

The proposed sunroom would improve the privacy of both properties by eliminating the direct line of sight from the stairs landing over our balcony and into our first-floor room.

We note that the property to the west of 12 Reef Close has a small enclosed sunroom with a clear window on the east side overlooking our property and a shutter opening on the south side.

2. Loss of natural light

a) The current open balcony has a 1 metre high wall along its length. The proposed sunroom would increase this wall height by approximately 1.4 metres to meet the sloping roof. Taking this into account, the slope of the roof and the proposed glazing at the southern end, the sunroom shouldn't create a significant reduction in light and virtually have no impact to the kitchen door which is situated at the southern end of the west wall.

b) The current passageway between the properties is already abutted by the open balcony with its 1 metre high wall along its length, the proposal is to extend the garage further north. We note that adjacent properties have already extended the garage northwards.

3. Visual Impact/out of character and Design and materials

We acknowledge that the properties in Reef Close can be seen from the golf course however we believe it is fair to say that many of the houses have unique visual aspects such tile hung or coloured cement board exteriors, different types of extensions and white UPVC conservatories as well different balcony finishes including raised walls. In our opinion the proposal will have no detrimental visual impact.

4. Design and materials

It is our intention to ensure that the design/colour of the sunroom compliments the property, it will not be constructed of white UPVC.

5. Contravention of a covenant

The covenant refers to a physical division which lies in front of the property, the purpose of this covenant is to ensure that there are no visual obstructions beyond the property frontages. The proposed extension does not go beyond the building frontage and is therefore in keeping with the covenant.

We note that adjacent properties have already extended their garages although, like our proposal, none extend beyond the building frontage.

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 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.

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 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.