

Carol Fullick
NORTHWAY ROAD
LITTLEHAMPTON
WEST SUSSEX
BN177JX

Your Ref: OWPC19540
Our Ref: LU/189/18/PDH 05-07-2018
Please ask for:
Zac Denton

9th August 2018

Dear Sir/Madam

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1
Class A

Notification under extended development rights for new proposed single storey rear extension extending 5.96m from the original rear wall of the dwelling house, 3m high with an eaves height of 2.55m

48 Northway Road Littlehampton

Thank you for your internet representation made on 7th August 2018 which has been recorded as '**an objection**' with the comments as follows:

We did not have any notification of this proposed extension taking place prior to us receiving a hand written notice on 18th July 2018. No official notice has been displayed anywhere in Northway Road.

My concerns relate to Mr Jones existing extension and intentions to build directly onto their existing extension wall, currently overlapping into my garden. I have had extensive discussions with Land Registry who are unable to give exact boundary line; they said boundary's change over time. When I moved in 31 years ago, existing extensions and the fence line was as it currently is.

In principal, I do not have any objections to the proposed extension but I am concerned that it could potentially cause damage to my double story extension whilst excavating footings. Building so close to the perceived boundary would also block significant light to my property, as it is a North-facing plot.

The Land Registry referred me to the Royal Society of Chartered Surveyors who advised the applicant should apply for a Party Wall Agreement to safeguard any damage caused to my property during the building process. I was also advised to seek the advice of a property lawyer:

Re: Formal Objection to Planning Application LU/189/18/PDH - 48 Northway Road, Littlehampton.

I am writing to formally object to the Planning Application detailed above. I confirm I am an adjoining owner to the property contained within the Application. The reasons for my objections are outlined as follows:

1. The plans submitted as part of the application, do not make specific reference to the correct and defined boundary that exists between both properties. I am of the opinion that this has been done to intentionally miss-lead. If the boundary as shown is correct, then the proposed extension can only be constructed by way of entering my property (e.g. concrete foundation bearing, scaffolding, guttering, roofing etc.). Even if the correct line of the boundary is such that it runs midway between the properties, there is still insufficient distance to allow construction without the need to enter my property. This would be the subject of a Party Wall agreement for which the Applicant has dismissed to provide and/or enter into. Further, if the brickwork, which is shown on the boundary line ever, required maintenance, this too could only be accessed by way of entering on my property. For the avoidance of doubt, I consider any such entrance to my property as Trespass, and will contact the relevant authorities should the need arise. Therefore, if the Application was to be passed (which it should not as currently proposed), it should only be done so with the strict condition that the external walls are constructed at least 1 metre away from the

boundary line between both properties.

2. Policy D SP1 (Design) - para 13.2.6 states

"- . and Incorporate measures to mitigate and adapt against the effects of climate change".

In the absence of any Design Statement accompanying the Planning Application, it is virtually impossible to understand how the proposed development / materials to be used will mitigate and adapt against the effects of climate change. Further, the Application fails to address the impact the scheme will have on existing foul and surface water drainage facilities. By building 1 metre from what is assumed to be the boundary line between the two properties will alleviate potential damage to my property and underground hazards and allow for any maintenance by Mr Jones in the future. I would therefore request that this planning application decision be deferred until the applicant, agrees to a party wall agreement, a ground survey and the new extension to be built a reasonable distance from the perceived current boundary, reasons stated above.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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