

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 August 2018 11:00
To: Planning Scanning
Subject: FW: Planning Application LU/189/18/PDH

From: Zac Denton
Sent: 10 August 2018 07:51
To: Planning.Responses
Subject: FW: Planning Application LU/189/18/PDH

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Carol Fullick [REDACTED]
Sent: 08 August 2018 09:30
To: Zac Denton
Subject: Ref: Planning Application LU/189/18/PDH

Dear Mr Denton

I have been trying to contact you with reference to my neighbours planning application Mr Dean Jones, house no 48 Northway Road, Littlehampton, west Sussex BN17 7JX, for a single story extension without success.

I have some serious concerns regarding this. With reference to the above planning application LU/189/18/PDH, we did not have any notification of this proposed extension-taking place prior to us receiving a hand written notice on 18th July 2018 dated 16th July 2018. No official planning permission notice has been displayed anywhere in Northway Road, which I have been led to believe is a legal requirement for planning permission, leading up to any planning decision.

My concerns relate to Mr Dean Jones existing extension and their intention to build directly onto their existing extension wall, which currently overlaps, into my garden. I have had extensive discussions with Land Registry and they said they are unable to give an exact boundary line, as boundary lines change over time. When I moved in 31 years ago both houses had the existing extensions and the fence line has always been as it is currently.

Although in principal, I do not have any objections to Mr Jones proposed extension building, 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 block significant light to my property, particularly as it is a North-facing plot.

The Land Registry referred me to the Royal Society of Chartered Surveyors who advised me that Mr Dean Jones the applicant should apply for a Party Wall Agreement to ensure he would rectify any damage caused to my property during the building process. I was also advised to seek the advice of a property lawyer who has supported me in writing a letter highlighting concerns:

As follows:

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, it will alleviate potential damage to my property and underground hazards and allow for any maintenance to Mr Jones property in the future without having to enter on to my property.

I would therefore request that this planning application LU/189/18/PDH decision be deferred until Mr Dean Jones, the applicant, agrees to a party wall agreement, a ground survey and the new extension to be built a reasonable distance from perceived current boundary for the reasons stated above.

Yours sincerely

Mrs Carol Fullick
47 Northway Road
Littlehampton
West Sussex
BN17 7JX

