

Derek Kearney
23, Madehurst Way,
Littlehampton,
West Sussex,
BN17 6HD

Your Ref: OWPC16412
Our Ref: LU/355/17/HH 20-10-2017
Please ask for:
Ross Leal

23rd November 2017

Dear Sir/Madam

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

Single storey side extension to form annexe ancillary to main dwelling.
16 Madehurst Way Littlehampton

Thank you for your internet representation made on 22nd November 2017 which has been recorded as '**an objection**' with the comments as follows:

At the time of purchasing a property on what is locally known as the 'Berg Estate' I bought into the spacious design concept adopted by the original developer of the site. Restrictions were imposed limiting the height of boundary demarcations to the front of properties in order to create an 'open plan' environment. The proposed extension detracts from this 'Design Intent' so far as to encroach on the front garden and to within 380 mm. of the public pavement.

The extension comes close to doubling the floor area of the building, particularly if the extension to the original lounge is removed from the equation. The extension has an independent front door and comprises an entrance hall, lounge/diner/kitchen, two bedrooms and bathroom/toilet. It is linked to the existing building only, by a single internal door. In short, this so called 'annexe' is virtually an autonomous two bedroom dwelling. Approval of this application would set a precedent whereby opening the floodgates to future would-be developers looking to profit from shoe-treeing similar extensions into inappropriate spaces in the vicinity.

Parking in the area is problematic, particularly during busy periods when parents are delivering and collecting children from the local primary school. I have had occasion to complain to the police about my driveway being obstructed by inconsiderate, if not illegal parking; only to be referred to the local authority as, I am informed, parking is their responsibility. At such critical times, parked vehicles in the vicinity would already cause obstruction to access by the emergency services. By increasing the accommodation, hence the potential number of vehicles, without the creation of extra off street parking, would not only exacerbate the problem but, would be contrary to the local authority's responsibility to manage parking in the are.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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