

david hall
252 Church Lane
Lyminster
Littlehampton
West Sussex
BN177QJ

Your Ref: OWPC21853
Our Ref: LY/4/19/HH 08-03-2019
Please ask for:
Zac Denton

26th March 2019

Dear Sir/Madam

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

Proposed first floor side extension, single storey rear extension to existing dwelling and summer house within garden. This application affects the character and appearance of the Lyminster Conservation Area and affects the setting of a Listed Building.

253 Church Lane Lyminster

Thank you for your internet representation made on 26th March 2019 which has been recorded as '**an objection**' with the comments as follows:

The original double fronted cottage was extended 20 years ago and effectively doubled the ground floor "foot print" of the building. The current proposals seek to double again this area of floor space.

DOE document PPS7 (Addendum) gives clear guidance for side extensions in Conservation Areas as follows:-

A6 " An extension or alteration should not be so large or so prominent as to dominate the host property or its wider surroundings, rather development proposals should be in scale with existing and adjoining buildings. All such works should have proportion and balance, fitting in with the shape of the existing property. The height, width and general size of an extension should generally be smaller than the existing house and subordinate or integrated so as not to dominate the character of the existing property"

It will not usually be appropriate to allow an extension to project above the ridge line of the existing dwelling and this will be especially important where uniform building height is part of the street scene.

A7 The proposals should not overdevelop the site in terms of massing, plot size and proximity to boundaries, for example, creating a "terrace" effect".

The proposals will dominate the existing cottage and the slightly lower ridge line will not defer this effect. Church Lane is not wide and building an extra storey on the projecting frontage will be the dominant feature when viewed from ground level. The adjacent property no 254, has been granted Planning Consent for a gabled extension only 1.5 m from the boundary, so raising the possibility of the visual gap being infilled by the extensions to no 253 and creating a terrace effect.

It is unfortunate that no "street scene" drawing has been submitted including this change which would show the potential loss of the gap in this sequence of old cottages.

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