



Arun District Council
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23rd January 2026

Hugh Coster
15 East Avenue
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6EG

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/106/25/HH
Site Address: 6 Harefield Road Middleton-on-sea PO22 6EB
Description of works: Hip to gable loft conversion with front and rear dormers.

Thank you for your internet representation made on 22nd January 2026 which has been recorded as an objection with the comments as follows:

OWPC81042

1. The large box shaped dormer with 3 windows to the rear slope will look straight at the bedroom windows of 14 and 15 East Avenue, which is un-neighbourly. 2. Adding a third storey with dormer windows in the roof is over-development and out of keeping with other properties in the Harefield Estate and detracts from the character and appearance of the area.

3. Arun District Design Guide
Supplementary Planning Document (SPD)
Section 3 subsection M page 206 re Roof
extensions and Dormers says:

Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. This can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers.

Overdominant compositions should be avoided by ensuring that designs:

- are a minor incident in the roof plane and made of sympathetic to the existing or original building materials
- are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure

P207:

Roofs - make sure that the scheme:

a) Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs

b) Does not negatively impact on neighbouring amenity and privacy and does not damage the character and appearance of the original building and its surroundings.
and its surroundings

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>