

Mark smith
6 Central Drive
Elmer
Bognor Regis
PO22 7TT

Your Ref: OWPC20088
Our Ref: M/114/18/PL 08-08-2018
Please ask for:
Mrs D Johnson

8th October 2018

Dear Sir/Madam

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

1 No. replacement dwelling.
5 Central Drive Middleton-On-Sea

Thank you for your internet representation made on 5th October 2018 which has been recorded as '**an objection**' with the comments as follows:

*My wife and I are concerned that the proposed design of the new property to be built .
The basis of our concerns are that the development does not fit in nor is it similar with other properties in the neighbourhood , The Elmer Sands Estate is a conventional coastal area of residential properties and which consist of typical seaside housing designs .
There are a lot of different designs many of which embrace the coastal design and which include many properties of the upside down concept .
The majority of properties appear to have been built between the 1920's and the 1940's and designed of that era and this reflects the tone and feeling of the area.
It is submitted that the applicant has failed to demonstrate that the replacement dwelling positively responds to its immediate surroundings to create a visually pleasing dwelling .
The use of brown bricks as proposed does not blend in with the neighbourhood but in fact it does the opposite ie it stands out and looks out of place .
The applicant States that flat roofs are a common site on many yesteryear coastal properties .
Our comment to that is that there are no more than less of a handful of flat roofed properties in the neighbourhood which reinforces what we have said about the design .
The applicant states that the proposal is a flag shaped design for the area and will no doubt encourage similar schemes to be adopted .
The suggestion of a flagship affirms that this a development that does not fit in nor is it similar with other properties in the neighbourhood.
Whilst the proposal is made on the basis of using the existing footprint , it is the case that the rectangular design proposed will significantly increase overall the size of the property and its impact on the neighbourhood .
The rectangular design reduces the space and hence the view that is currently afforded on both sides of the property and this will visually impact both from the neighbouring properties but also the many residents and visitors to the estate .
In summary we are concerned that the proposal is too extreme and has little in common with its neighbours which generally have a maritime influence with common usage of timber , cladding , decking , masts etc .
The design is contemporary and not in keeping with the neighbourhood.
The impact of the proposal on the seaview is to significantly reduce the view by reducing the space between the development and its immediate neighbouring properties .
In short it is not visually pleasing to its immediate surroundings and will stand out as an eyesore and not as the applicant says in a way that is sympathetic to the neighbourhood.
The neighbouring property at 3 Central Drive has recently been granted planning permission to extend the property including the first floor and which will also reduce the gap between it and number 5 Central Drive with a reduction of the seaview there .
However this proposal at number 3 is one which fits in with the neighbourhood .*

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