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21st September 2021

Barry Fox
22 Holmefield Court
Belsize Grove
London
NW3 4TT

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/123/21/PL
Site Address: 27 Central Drive Middleton-On-Sea PO22 7TT
Description of works: Erection of 1 No. 2 bed detached dwelling. This application is in CIL Zone 4 and is CIL liable as new dwelling.

Thank you for your internet representation made on 20th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40521

The [REDACTED] in their applications to build at 27 Central Drive. They have shown that they will apply for permission to build to one height and then, when few people object and permission is granted, they build far higher.

Anyone can see this for themselves by comparing the building shell as erected (and still standing) with what was shown in the approved plans (M/25/19/PL, Plans, Street Scene and Substitute Plan, Proposed South Elevation IBA/507/05/REV A).

Following the many objections from members of the public which were lodged when building began and the true height was plain to the naked eye, ADC's Principal Planner described the architect's plans as 'seriously misrepresenting' and 'clearly inaccurate' (M/91/21/PL, Planning Correspondence, Letter from ADC dated 18 August, 2021).

For lay members of the public, without access to the site and specialist measuring tools, drawings which compare the proposed new build at 27 Central Drive with the existing build at 25 Central Drive (same owner) are the only way to judge height ahead of construction.

Instead of acknowledging and apologising for either a deliberate attempt to mislead, sloppy drafting or some as yet unexplained circumstance, the architect issued a bullish public statement (M/91/21/PL, Planning Correspondence, Architect's Statement dated 09/08/21) in which he accused objectors of "incorrect assumptions- which cannot be substantiated", stated categorically that it was "incorrect" that the "building has been constructed to the wrong height", unambiguously claimed that "the final height is as approved" and bizarrely claimed that "once the roof is tiled- the building will not seem so dominant".

ADC then received a rash of suspiciously identical or near-identically worded comments in support of the "lovely" build, in some cases incorrectly referring to its location as Elmer Sands rather than Elmer Beach.

The newly submitted plans (M/123/21/PL, Plans, Illustrative Elevational Scenes Dwg No IBA/555/05) again

use the height of the existing next door building (25 Central Drive) as a yardstick, and again show the new build as of near identical height.

In the regrettable absence of any explanation and apology from the architect, builder or owner for the excess height of the still-standing part build, and failure so far to reduce the shell height, how can the public know if we are being fooled again into not objecting?

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. 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](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.

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>