



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

15th October 2021

Simon Whitehouse
33A CENTRAL DRIVE
ELMER
Bognor Regis
West Sussex
PO22 7TT

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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 14th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41248

The elevation drawings indicate that the height of this proposed new house, no 27, will still be 0.55 metres higher than the next door dwelling, no 25, despite previously stating that the height of the new house would be in line with immediately surrounding properties.

Whilst 0.55 metres does not seem significant (and is reduced from its current height), if planning application is allowed for this additional height then the next beachfront property application could also be for 0.55 metres higher and so on until beachfront houses dominate the view from the beach, which is currently enjoyed by so many.

This site is between our house and the beach. We have access to the beach via a path which runs immediately to the west of this site. We previously wrote comments regarding a previous planning application for this site at 27 Central Drive. Our principle comment at that time was that we "only have no objection to this planning application provided a) the height of the planned buildings on the site is no higher than the immediately surrounding properties". Thus we effectively lodged an objection if the height of the planned buildings on the site was higher than the immediately surrounding properties.

We appreciate that the height of this new property is proposed to be lower than the immediate property on the other side, no 35. However, you will see from the site plan that both 25 and 27 are much closer to the beach than no 35 and thus dominate the view from the beach. They are overbearing to beach users in a way that no 35, despite its additional height, is not.

We cannot see any logical reason why Arun District Council would allow this property to exceed the height of the immediately nextdoor property with the same proximity to the beach (no 25) and we are therefore writing to formally object to this application.

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>.

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>