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7th March 2025

Chris Russell-Catton
4 Harefield Rd
Middleton on Sea
Bognor Regis
West Sussex
PO22 6EB

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/12/25/HH
Site Address: 1 Harefield Road Middleton-on-Sea PO22 6EB
Description of works: Two storey side extension, installation of front and rear dormers and alterations to fenestration, following the demolition of existing side garage and removal of existing side dormer.

Thank you for your internet representation made on 7th March 2025 which has been recorded as an objection with the comments as follows:

OWPC74737

M/12/25/HH

I am writing on behalf of the Committee of the Harefield Estate Association to strongly object to this application. We have previously objected to a similar application for the same site.

1) The plan submitted with the application again shows the original boundaries of 1 Harefield Road and agrees with the layout filed with the land registry. However the size of the plot has been substantially reduced by the expansion of the yard area to the south and west (Land registry Title number WSX90392). As such the property now stands on a much smaller plot than indicated in the plan. The form and scale of the proposed extension is once again an over-development for a plot of this size.

2) Harefield Road is a narrow private road. Residents are not allowed to park on the estate roads because this can make access difficult for emergency vehicles. We believe that 1 Harefield Road has previously been used as an HMO, and this has resulted in parking problems as there is not enough space on the drive for all the tenants' cars. Obviously increasing the number of occupants (from a 2 bed to 4 bed property) will exacerbate the problem. Off-road parking cannot be increased by widening the access, which would require permission from the Estate. In correspondence regarding the previous application the planning officer failed to ask if the intention was to rent this property as an HMO. Given the parking problems on the Estate which we have recently raised with the police, ADC, Middleton Parish Council and our MP we are concerned that the use of this property as an HMO would exacerbate an already challenging situation.

3) The previous application was refused in part because there is no provision for the increased

surface water drainage. Although the new plan does not extend the property by as much as the previous application, the original concerns have not been addressed.

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.

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>