

Pete Dixon
97 Middleton Road
Bognor Regis
PO22 6DW

Your Ref: OWPC16907
Our Ref: M/133/17/PL 01-12-2017
Please ask for:
Mrs A Gardner

18th January 2018

Dear Sir/Madam

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

Demolition & erection of 1 No. dwelling to existing ground floor slab.
Little Thatch 93 Middleton Road Middleton on Sea

Thank you for your internet representation made on 17th January 2018 which has been recorded as '**an objection**' with the comments as follows:

As before we have been unable to upload the complete letter due to it's length and use of plans and photographs. We will forward the full content to you in an email.

As a starting point there are concerns about the Application documents and the advertised description. In addition, we consider that an assessment as to whether no. 93 should be classed locally as a non-designated heritage asset needs to take place.

The proposal does not reflect the style of the existing building at all and due to the design approach that has been taken, the works would be detrimental to local distinctiveness and our residential amenity. In our view, insufficient regard has been given to its scale, layout, siting, character and appearance and the impact of the additions upon the site's surroundings.

If demolition is considered to be acceptable by the Council we strongly feel that the existing foundations should not be used to dictate the replacement dwelling, particularly given that at the parish meeting on 3rd January 2018 the Applicant stated that the existing foundations were not strong enough for such a large building. Full consideration should be given to a more centrally located dwelling within the plot, taking into account the current context of the site. Some of our objections and concerns could potentially be overcome by an alternative and more pragmatic approach.

It is clear to us that the proposal conflicts with national and local Policies for a number of reasons and consequently we feel that this proposal should not be supported. One of the core Planning principles, confirmed in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building. On a more local level the proposal conflicts with Saved Policies GEN7, GEN22 and DEV19 as well as the general design objectives that are being set out in the emerging Local Plan.

Thank you for taking the time to consider our objections and we trust you will be able to take all of them into account when assessing the Application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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