

Mr & Mrs Dixon
Roebuck Cottage
Middleton Road
M-o-S
PO22 6DW

Your Ref: OWPC17564
Our Ref: M/133/17/PL 01-12-2017
Please ask for:
Mrs A Gardner

12th March 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 11th March 2018 which has been recorded as '**an objection**' with the comments as follows:

POLICY CONFLICTS AND CONCLUSIONS

If demolition is considered to be acceptable by the Council (and in accordance with Policy GEN22) we strongly feel that the existing footprint should not be used to dictate the location of the replacement dwelling. Full consideration should be given a more centrally located dwelling within the plot, taking into account the current context of the site. Some of our outstanding objections and concerns could potentially be overcome by an alternative and more pragmatic approach.

In conclusion, and notwithstanding the above, we do acknowledge and welcome some of the changes that have been made in an attempt to ensure that our property would not be significantly harmed by the development at no. 93. However, we don't feel that these changes have gone far enough.

In our opinion substantial weight should be given to:-

- the unusual set back of no. 93 (which results in the building running along the length of our rear garden)*
- its position so close to the eastern boundary*
- the substantial size and independent nature of the annexe and*
- the existing low eaves along with the lack of any first floor window or ground floor door on the east elevation.*

The two-storey house that would be created would have an over-bearing presence on us, resulting in a loss of amenity, including privacy, outlook and light levels. In our opinion the revised scheme continues to be inappropriate in its scale, positioning and design.

As highlighted before, 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. With this in mind we feel that - as a minimum - some additional specific changes should be requested, as discussed and suggested above. These would help the proposal comply with Policies GEN7 and DEV19. Thank you for taking the time to consider our additional comments and objections and we trust you will be able to take all of them into account when making a final assessment.

Yours sincerely

*Mr & Mrs Dixon
Roebuck Cottage, 97 Middleton Road*

This letter focuses on the changes but should be read in conjunction with our previous

letter.

Without prejudice to our objections above, should the Application be approved we would like to repeat our earlier request for a number of conditions to be imposed. In addition, no glazing should be added in the future to the eastern elevation (wall or roofslope) of the front projection. Nor should any additional doors be added to the annexe (including the conversion of the study and utility windows).

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