

Mark Smith
6 Central Drive
Elmer
Bognor Regis
PO22 7TT

Your Ref: OWPC21196
Our Ref: M/155/18/PL 18-12-2018
Please ask for:
Mrs A Gardner

23rd January 2019

Dear Sir/Madam

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

Replacement dwelling (resubmission following M/114/18/PL).
5 Central Drive Middleton-On-Sea

Thank you for your internet representation made on 22nd January 2019 which has been recorded as '**an objection**' with the comments as follows:

My wife and I are concerned by the proposed design of the new property. the basis of our concerns are that the design neither fits in nor is it similar or complementary with other properties in the neighbourhood. The Elmer sands estate is a conventional coastal area of traditional residential properties and which are of typical seaside and design many of which are of the upside down concept. A large number of the properties appear to have been built between the 1920s and the 1940s and were of the design of that era and this represents the tone and feeling of the area. The applicant has failed to demonstrate that the replacement dwelling positively responds to its immediate surroundings to create a visually pleasing dwelling. The use of brown bricks does not blend in but instead looks out of place.

I dispute the assertion that flat roofs are a common sight when there are only a handful of flat roof properties in the neighbourhood. I refer to the applicant's comment that the proposal is a flagship design for the area and that it will no doubt encourage similar schemes to be adopted: this affirms in my view that the development does not fit in and is different

Whilst the plan is to build on the existing footprint it is the case that the rectangular design will significantly increase the overall size of the property and its impact locally. It will reduce the view of the sea that is afforded on both sides of the property which will be a loss to the neighbouring residents and visitors

In summary the proposal is too extreme and has little in common with its neighbours which generally have a maritime influence through common usage of cladding decking masts etc

The design is contemporary and not in keeping with the area. It is not visually pleasing to its immediate surroundings and will stand out as an eyesore and contrary to the applicant's assertion that it will be sympathetic to the neighbourhood

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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