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25th April 2022

Linda Edmondson  
Bellpatch, 52 Lane End Road  
Middleton-on-Sea  
Bognor Regis  
West Sussex  
PO22 6LT

**Case Officer:** Kathryn Welch  
**Telephone:** 01903 737789  
**Email:** [kathryn.welch@arun.gov.uk](mailto:kathryn.welch@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/20/22/HH  
Site Address: 48 Lane End Road Middleton-on-sea PO22 6LT  
Description of works: The construction of an additional storey, rear single storey extension and detached garden building.

Thank you for your internet representation made on 25th April 2022 which has been recorded as an objection with the comments as follows:

OWPC47004

Summary of email+photos sent to K Welch

We are concerned following Cutts' letter 14/4/22. We address their points in turn. In particular, we are concerned by Mr Cutts' over-arching belief that the work can be undertaken as permitted development.

First, a statement about the process of registering comments on these plans. There are multiple objections, even though this area has residents who cannot navigate the portal: this should be considered when plans are posted for neighbourhoods with numerous elderly residents. This is a key reason for us informally notifying the community. People missed the yellow signage (they thought it was for the proposed golf club). What the Cutts propose has never been done on this road: residents should have been made aware by letter. It does not just affect near neighbours.

We are not objecting in principle to a garden room+extension. We object to creating a full two-storey house on a long road of standard-construction bungalows. Although the second storey extension will retain the footprint of the original, as it is not pitched it will tower over their adjoined neighbour and will restrict light to both 50 and 52 particularly in winter.

The neighbours at 50 built a garage room not a loft extension to avoid privacy issues so the fact that there is planning permission is irrelevant. We are already overlooked by number 46's extension so we would be overlooked by number 48. 48 is only overlooked by a house on the Layne because the Cutts removed several trees that provided privacy to 48 and 50.

Lane End Road includes chalet bungalows (NOT houses) that look nothing like the Cutt's proposed house, are several homes away from 48, are detached, on larger plots.

The north of Lane End Road and the rest of this development (including Kingsmead Rd and Sunnymead) is all bungalows. The Cutt's 2-storey house will stick out (photo in email).

Our ageing population requires long-term at-home care. New bungalows are not provided by many developers despite being an essential component of the housing pool. There are plenty of large four-bedroomed houses in this area, including numerous new developments. Bungalows are always in short supply. Bungalows should be protected for those who choose to have everything on one level.

Making comparison to Elmer Sands developments is largely irrelevant: these were non-standard construction properties. It is relevant that rebuilt Elmer homes are often too large for the plot size. We don't want this precedent to be set. Lane End Road is permanent brick-and-tile bungalows and should stay that way.

The Cutt's think they will not need to demolish: which builder/surveyor is willing to build an entire storey on top of a 1950s bungalow and replace the tile roof? 1950s footings/groundwork will not meet current regulations. Even underpinning would cause high levels of disruption.

Even if something is permitted doesn't automatically make it morally, aesthetically or socially right. There are other ways to accommodate a family: that Mr Cutts is tall is irrelevant - Architects can design suitable loft conversions. If that doesn't suit the owners then Lane End is a desirable road. They should not have much difficulty selling to someone in genuine need of a bungalow.

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](mailto: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>