

Ray Brooks
Moonrakers, 29 Central Drive
Elmer
West Sussex
PO22 7TT

Your Ref: OWPC22269
Our Ref: M/25/19/PL 07-03-2019
Please ask for:
Andrew Wood

23rd April 2019

Dear Sir/Madam

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

Replacement dwelling
27 Central Drive Elmer

Thank you for your internet representation made on 18th April 2019 which has been recorded as '**an objection**' with the comments as follows:

The proposed development is not in keeping with the stylistic context or scale of the local area whilst the layout is inappropriate. The incorporation of a double story glazed connection to the adjacent property jars with the style of street scene. The proposal creates an overbearing structure out of proportion to the immediately adjacent dwellings. Approval of the application in its current form would create a precedent meaning that it would be difficult to object to similar proposals. There is a history of rejecting similar developments on this site. Whilst it is alleged that the proposal largely occupies the same footprint as the existing structure the latter is increased and as a result there is a risk of increased flooding potential to adjacent properties.

Additionally access to the site is extremely restricted and the twitten leading from Central Drive to the property was not designed or intended to facilitate the conveyance of heavy plant and equipment. Any subsequent planning granted must be subject to the condition that all access during the construction phase is along the beach accessed via East Drive and provide reinstatement clauses in addition to those contained in the standard JCT intermediate contract.

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 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