

Myra & Robert Miller
22 Alleyne Way,
Elmer Sands
Elmer
West Sussex
PO22 6JZ

Your Ref: OWPC22375
Our Ref: M/27/19/NMA 27-03-2019
Please ask for:
Mrs A Gardner

29th April 2019

Dear Sir/Madam

Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Article 10

Non-material amendment following the grant of planning permission reference M/84/18/PL for changes to cladding and brick piers. Raising of roof level following Environment Agency advice.

Ohana 24 Alleyne Way Elmer Middleton-On-Sea

Thank you for your internet representation made on 26th April 2019 which has been recorded as **'an objection'** with the comments as follows:

We still have ongoing concerns about the accuracy of the drawings accepted by the planning department.

When the original application M/74/17/PL was submitted, we commented that the street view was inaccurate and definitely not to scale. This drawing is still presented but with 'NTS' as the scale. Would it now be beneficial for everyone, if a new street view was produced to show the correct scale of the development, and with a more accurate representation of the neighbouring house? Our house is 9.5m wide, whereas the new development is in excess of 12m. Our house is 1.4m from the fence line, whereas the new development is 1.115m.

We now know that the development is to be 7.3m high due to the fact that the floor is to be raised by 300mm. Why do the plans not show this increased floor level? The south facing window to bedroom 2 is still shown to have 2 full opening panes, but is to be non-opening below 1.7m with obscure glass as a condition of planning approval.

The landscaping plan submitted as a condition of the planning approval, states that a sandstone patio will be adjacent to the rear southern/western bi-fold doors. If this is to be raised to floor level it will severely impact on the privacy to our house and garden. There is also no mention of provision of easy access to the property for those less mobile.

It seems that the height and proximity of this development in relation to our house, was not fully appreciated by the Planning Department. It would afford us better privacy if the windows to bedrooms 4 and 5 were also to be non-opening below 1.7m with obscure glass as a condition of planning approval.

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