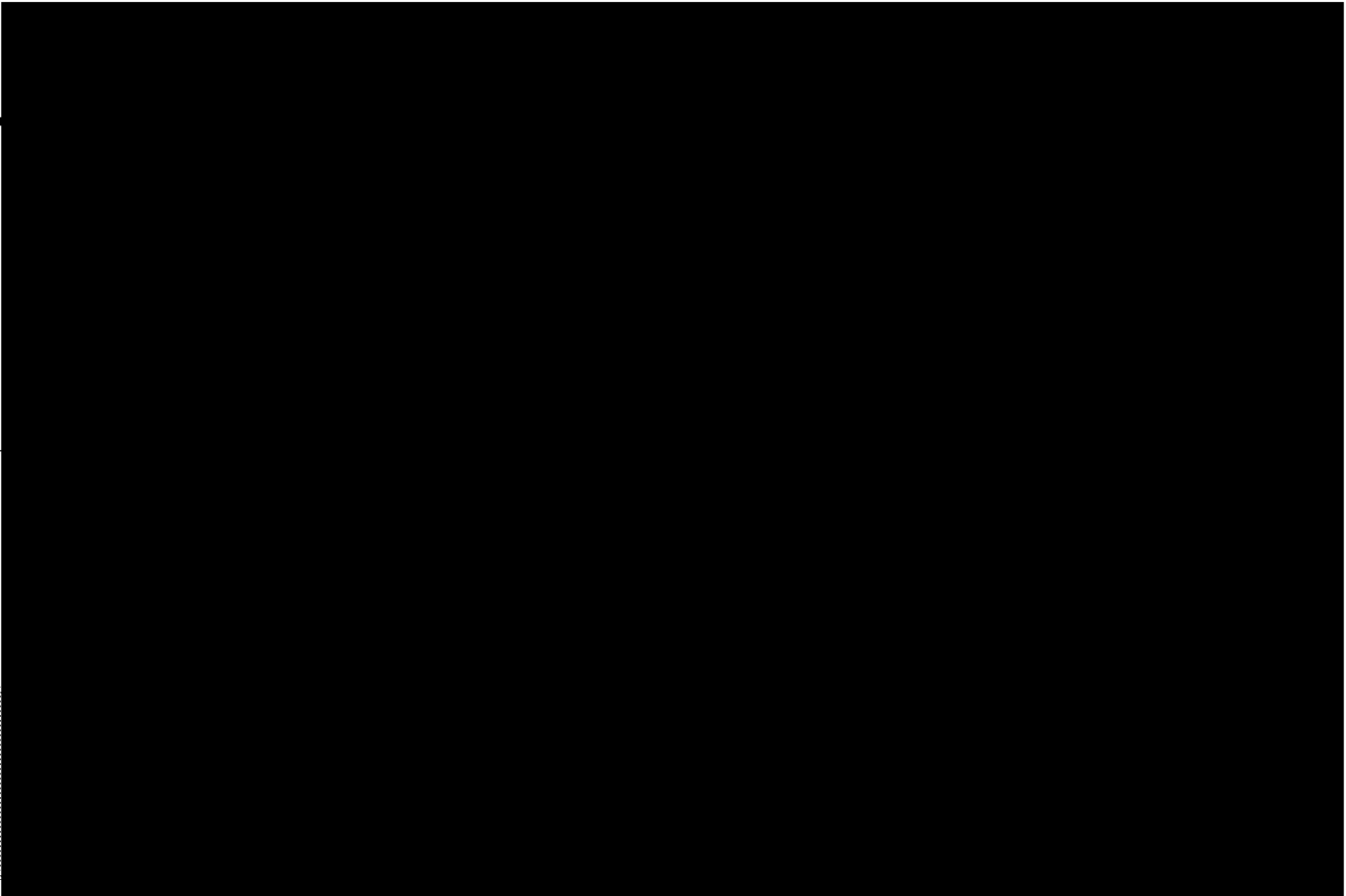




From: Peter Trebble [REDACTED]
Sent: 23 April 2018 09:51
To: Planning
Subject: M/35/18/HH – 36 The Layne, Elmer, Middleton on Sea. PO22 6JL

Please see letter attached.
Thank you

Peter Trebble
[REDACTED]

**Mr PD and Mrs S Trebble
34 The Layne
Elmer Sands
Bognor Regis
West Sussex**



planning@arun.gov.uk
Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date 23 April 2018

Dear Sir / Madam

M/35/18/HH – 36 The Layne, Elmer, Middleton on Sea. PO22 6JL

We write in respect of the planning application to demolish the existing side single storey extension & erection of a side two storey extension plus dormer projection at 36 The Layne, Elmer.

Whilst the improvements being delivered by this development are welcomed there is some detail missing from the application of which we believe is of importance.

1. The first floor window on the southern elevation faces the window to our first floor shower room. It is assumed that this window will be non opening and will have obscure glazing.
2. Whilst the application makes no mention of dividing the accommodation into flats, the plans show a kitchen area, lounge and two bedrooms on both the ground and first floor suggesting a change to separate ground and first floor flats. The deeds to properties on this estate contain a restrictive covenant saying "Not more than one dwellinghouse with garage or other outbuildings shall be erected on the land" so a conversion to two flats would not be in keeping with this covenant or other properties in the locality. Grateful to receive confirmation that the property will remain as one dwellinghouse.
3. The proposal removes a garage from the property and replaces it with accommodation, this reduces the vehicle parking available. All parking must be contained within the property boundary as parking is not permitted on the road or verge fronting the property. An increase to four bedrooms has the potential of increasing the parking requirement and so it would be useful to know how the frontage of the property is to be developed, and

materials used to provide parking, as with limited surface water drainage in the area allowing water to permeate is an important factor.

Yours faithfully

Mr PD and Mrs S Trebble