

Ian Martin
23 Sea Way
Middleton-on-Sea
PO22

Your Ref: OWPC17986
Our Ref: M/41/18/HH 22-03-2018
Please ask for:
Zac Denton

24th April 2018

Dear Sir/Madam

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

Extension to 1st floor incorporating rooms within the roof space for new 2nd floor & single storey rear extension with balcony above.

25 Sea Way Middleton-On-Sea

Thank you for your internet representation made on 23rd April 2018 which has been recorded as '**an objection**' with the comments as follows:

We are the immediate Eastern side neighbours of 25 Sea Way. Whilst we recognise that the new owners of 25 Sea Way will naturally wish to develop the property in a way that gives them considerable enjoyment of the wonderful views that can be enjoyed we have three concerns with the current plans that we would like to be considered:

- 1. The size of the property, in terms of its elevation, appears to be increasing by about 15% from the full double floor structure that it currently is. I am sure that we will not be alone in feeling that this is out of keeping with the immediate area and will be overly prominent when compared with the other houses nearby and will stand out disproportionately when viewed from the greensward, neighbouring properties and the northerly side of Sea Way.*
- 2. Second the increase in the size of the house is significantly disproportional to the size of our property (which is a two floor dwelling). The proportional increase in the elevation, when compared to the elevation of our property will make this house 25%-30% higher than our property with the natural concerns around how this affects our privacy, the overbearing nature of being adjacent to such a large structure and the general enjoyment of our property.*
- 3. The submitted plans appear to include a balcony on both the first and second floors of the property. We ourselves have a roof terrace on the first floor of our property and many other properties in the area have balconies. We have no objection at all to the proposed first floor balcony other than we do wonder whether it is right that it should run all the way across the full length of the first floor (as it appears to do) given that this may add to the privacy/overlooking concerns. However the second floor balcony is I am sorry to say highly objectionable in terms of our privacy and is also completely out of keeping with houses in the area. I believe I am right in saying that no other property has a second floor balcony - not only because I understand that third floor dwellings are not a feature of this area but also because of the privacy concerns that overlooking adjacent properties from such a height naturally give rise to.*

Thank you for considering these concerns.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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