

PATRICIA HILLS
3 SOUTH WALK
MIDDLETON ON SEA
WEST SUSSEX
PO227RW

Your Ref: OWPC18014
Our Ref: M/41/18/HH 22-03-2018
Please ask for:
Zac Denton

26th 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 25th April 2018 which has been recorded as '**an objection**' with the comments as follows:

Although a modest increase in the original footprint of the dwelling is proposed, the height and bulk shown in the plans would amount to an overdevelopment. Approval of this application would therefore be contrary to ADC planning policies that have been adopted to prevent unneighbourly developments. Approval would also fail to protect the area designated by ADC as an Area of Special Character, which includes Sea Way. There would be serious invasion of privacy to the dwelling to the east and compromise to the privacy for the property to the west. Very clear guidance exists for developers in the 'Village Design Statement', which has been adopted by, and has been relied upon by, the Council. That guidance states that three floors in private dwellings are really unacceptable. Although some use might be made of 'loft space', the proposals in M/41/18 go further, raising the height of the building to enable a large third floor area, contrary to the planning guidance. I hope that Arun District Council Planning refuses the application to preserve the legitimate expectations of privacy of other residents and to protect the Area of Special Character.

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