

Robert Powell  
20 Manor Drive  
Cuckfield  
West Sussex  
RH17 5BT

**Your Ref:** OWPC18201  
**Our Ref:** M/41/18/HH 22-03-2018  
**Please ask for:**  
Zac Denton

14th May 2018

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 12th May 2018 which has been recorded as **'an objection'** with the comments as follows:

*Dear Sirs*

*Whilst I currently live in Cuckfield, the property, immediately adjacent to the site of the proposed development was my family home from 1985 to 2007.*

*That property is still in my family's ownership and I am a frequent visitor to the property and I maintain frequent use and enjoyment of it.*

*I wish to object to the proposed development M/41/18/HH on the following grounds:*

*The proposed development is proposing an approximately 15% increase in the height of the property at 25 Sea Way and would, in effect, establish the dwelling as a 3 storey property above ground level.*

*As far as I am aware, this would make 25 Sea way the only 3 storey dwelling house on the sea front of Sea Way and would make the property inconsistent with the neighbouring properties on all sides and to the North of Sea Way and would establish an undesirable precedent.*

*My appreciation is that the practical and commercial incentive for building upwards is determined by a shortage of land to build at a lower level. 25 Sea Way is established upon a plot, which by most normal standards should be considered generous and therefore there can be no genuine reason or need to develop the property in the manner proposed.*

*I can see no sensible reason to permit what would become an excessively tall property in that location and which would blight both its immediate neighbours and the special character of Sea Way generally.*

*I fear permitting such development, would establish a precedent which would encourage further development of tall properties along the sea front to the detriment of the area generally and to the enjoyment of the greensward between the Sea Way houses and the beach which, although in private ownership, is a well used public amenity.*

*Other than the increase in height of the property, the plans reveal there will be a first (ground) floor, a second floor and then a new third floor with doors leading onto a balcony / terrace.*

*The proposed terrace on the third floor will give commanding views over the beach to the sea, but also over and into, neighbouring properties.*

*Further, the proposed development is of such a scale that it would detrimentally and irremediably affect the rights of light of neighbouring properties and overshadow Sea Way itself.*

*The proposal appears to be contrary to a number of ADC planning policies, including supplementary planning guidance in the Middleton on Sea Village Design Statement which states, in the Design Guidelines, that three storey houses are not in keeping and must be avoided. Further, that skylights should be avoided in front elevations.*

*The plans propose skylights in the roof, which is clearly contrary to the guidelines.*

*The Village Design Statement also states that developments should be in harmony with the local context and I would contend that the height of the proposed dwelling would not be in context.*

*The dwelling, as proposed would be out of character and also out of scale with surrounding properties. It will adversely impact the street scene. It would cause serious intrusion and invasion of privacy of immediate neighbours.*

*I am not against development of properties in Sea Way however, the current proposals go too far.*

*Three storeys would be excessive in the location. Permitting a balcony / observation platform at that level would make the property extremely un-neighbourly, with commanding views over and into adjacent properties and over other properties for a significant distance along the sea front.*

*Please acknowledge these objections and refuse this application.*

*Yours faithfully*

*Robert Powell*

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