

Mr & Mrs Beatty
14a Sea Way
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 7SA

Your Ref: OWPC14188
Our Ref: M/42/17/HH 03-05-2017
Please ask for:
Mrs A Gardner

8th June 2017

Dear Sir/Madam

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

Demolition of 1 No. shed & garage & erection of two storey side extension, driveway & entrance gates.

14B Sea Way Middleton on Sea

Thank you for your internet representation made on 8th June 2017 which has been recorded as '**an objection**' with the comments as follows:

Planning Application - M/42/17/HH 14b Sea Way

We are writing to object to the above planning application.

This site has a long history of plans for development, which have been refused. In August 2006 there was an application for permission to build a bungalow. Arun District Council refused permission on the grounds that the proposal, which was in a defined Area of Special Character, represented an overdevelopment and intensification of the use of the site and would have resulted in a development that was out of character with the area. The Planning Inspector subsequently turned down an appeal.

Ownership of the site changed hands in 2014 to the new owner Mr Reeves, a property developer/builder. Mr Reeves applied last year for planning permission to build a four bedroom house, which Arun District Council refused permission on the following grounds. "The site lies within a defined Area of Special Character. Given the design, footprint, height and site coverage of the replacement dwelling, the proposal represents an overdevelopment and intensification of use of the site that would result in a development that is out of character with the area in general and would therefore unacceptably detract from the character and appearance of this attractive part of the estate. The proposal is therefore contrary to Policies GEN2, GEN7 and AREA1 of the Arun District Local Plan, the Middleton-on-Sea Village Design Statement and the NPPF.

Given the height and length of the dwelling and its proximity to the north eastern rear/side boundary the proposal would result in an unneighbourly form of development which would be detrimental to the residential amenities of the neighbouring residential area, contrary to policy GEN7 of the Arun District Local Plan and the NPPF. "

The latest application is for a different design but it is still a large four bedroom house which will overlook our property and that of our neighbours.

The existing building is unattractive and previous plans have been to demolish it. This latest application is to use it as the basis to build an "extension" which would quadruple its size and with a pitched roof increases the height of the building. The building would dominate the outlook from our house.

The proposal cannot be considered as an extension, given the scale of the increased size. The idea that demolishing the garage and a small shed could offset the development in any way is compromised by the recent building of a brick construction garden room, which is described as a shed on the plans, and is of similar size to the double garage to be demolished.

The limited space for parking and turning will result in the use of the shared drive for

parking leading to further inconvenience to other residents.

The developer has made no attempt to consult with neighbours to explain his proposals.

The overall mass, height and scale of the proposal would be:

- *overdevelopment of the site*
- *unneighbourly*
- *detrimental to the living conditions, amenities and privacy of nearby residents*

The comments from Arun District Council in rejecting the previous application remain relevant to this proposed development.

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