

MICHAEL LEETE for MOSA
36 SEA LANE
MIDDLETON ON SEA
PO22 7RT

Your Ref: OWPC14202
Our Ref: M/42/17/HH 03-05-2017
Please ask for:
Mrs A Gardner

12th 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 9th June 2017 which has been recorded as '**an objection**' with the comments as follows:

Middleton-on-Sea Association
www.middleton-on-sea.org.uk
(Founded 1937)

Planning Dept
Arun District Council *Cornerways*
36 Sea Lane
Middleton-on-Sea
West Sussex
PO22 7RT

Tel. 01243 582510

9.06.2017

Dear Sir/Madam
14B SEA WAY, MIDDLETON-ON-SEA
PLANNING APPLICATION M/42/17/HH

My attention has been drawn to the development proposals for 14B Sea Way contained in planning application M/42/17. Having discussed them with my colleagues in the MOSA Management Committee, I must tell you straightaway that the Committee objects to the proposals.

We believe that this development would adversely affect the Area of Special Character. Specifically, it would compromise the spacious layout of the area. It would amount to an unneighbourly development in view of the height and scale of the dwelling and the proposed location so close to the north-west corner of the plot. It would be prejudicial to the amenities and character of the area. Approval would be contrary to Policies GEN2, GEN7 and AREA1 of the Arun District Council Plan, Supplementary Planning Guidance contained in the Middleton-on-Sea Village Design Statement and the NPPF. Last year, a dwelling of a different design, (M/107/16) was proposed. That application was refused on the grounds that (1) the development would represent an overdevelopment and intensification of use of the site that would detract from the character and appearance..... of the estate and (2) because of the 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.

Although the current proposals show a slightly smaller footprint for the building and greater distance from the north-eastern boundary, the proposed building is still a large two storey dwelling, closer to the north-western boundary.

In 2006 plans (M/60/06) for a similarly sized dwelling as that proposed in the current application, were refused. An appeal against that decision was refused by the Planning Inspector on the grounds that 'the adverse effects of the proposal on the open and spacious character of the Middleton-on-Sea Estate, designated as an Area of Special Character, represents a compelling and overriding objection'.

Please continue to protect this Area of Special Character by preserving the open and spacious layout upon which designation as such an area is based.

Yours sincerely,

Michael Leete

Acting Chairman of Middleton-on-Sea Association

e-mail michael@leete67.plus.com

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