

Mr & Mrs D.B. Thomas
10 East Close
Middleton on Sea
Bognor Regis
PO22 7RS

Your Ref: OWPC14323
Our Ref: M/42/17/HH 03-05-2017
Please ask for:
Mrs A Gardner

22nd 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 22nd June 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Madam,

We are writing to object to the above development which will be clearly visible from our own property in East Close. Although the design has been modified from the earlier proposal, (M/107/16) little has been done to address the reasons for its rejection and in our view this current application still fails to meet the Policies of GEN2, GEN7 and AREA1 of the Arun District Council Plan. Additionally, It is also contrary to guidance given in the Middleton-on- Sea Village Design Statement which has been adopted by Arun District Council.

Our reasons for objecting are as follows:

- 1. It is an over-intensive development for a site of that size within an Area of Special Character compromising the character and spaciousness of the surrounding properties.*
- 2. It overlooks 5 adjoining properties, invading their privacy.*
- 3. It is virtually on the NW boundary making it far too close to a neighbouring property. It is also higher than the current building.*
- 4. Entrance to the proposed drive is far too close to the entrances of its immediate neighbours, 14 and 14a making any vehicular movements to and from the new development difficult and possibly dangerous. Exiting the property would require a number of manoeuvres and add to annoyance from noise and environmental pollution from cold vehicle operation. Due to the size of the proposed parking area it is difficult to imagine that anything other than reversing out will be possible adding to the danger with restricted vision due to walls, fences and gates.*

We are not sure what constitutes an "extension" but in our view this application certainly does not. Retaining just 2 walls and a garage door probably sitting on foundations that do not meet current building regulations shows a cynical disregard for the planning process and the views of its immediate neighbours.

In terms of bulk it is no smaller in living accommodation than the previous application which was refused partly on the basis of size. True the footprint is smaller by the removal of unnecessary external boarding and balconies but that does not make it smaller as a building.

In summary the proposed building is too big and badly sited on the plot which makes it an overbearing intrusion to the immediate neighbours. A better sited construction of a size fitting to its surroundings would, in all certainty, not attract the same level of objections.

The current sitting will undoubtedly lead to further "stealth" applications and further disagreements.

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