

Miss Penny Buckland
119 Elmer Road
Middleton
Bognor Regis
PO22 6LH

Your Ref: OWPC23173
Our Ref: M/42/19/PL 10-05-2019
Please ask for:
Andrew Wood

28th May 2019

Dear Sir/Madam

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

Demolition of existing dwelling & erection of pair of semi-detached chalet dwellings with on-site parking facilities & new vehicular access.

117 Elmer Road Elmer

Thank you for your internet representation made on 24th May 2019 which has been recorded as '**an objection**' with the comments as follows:

I am totally surprised and upset to see what is planned and how much this will impact on my light/privacy and the general overbearing nature of the planned buildings.

- 1. This will block my light into my garden which is south facing and I have spent the last 15 years planting my garden to be secluded and to block the other semi-detached house (115) only to find a similar house will be right in front of me. (Photo enclosed).*
 - 2. I have made a very private garden and this includes a conifer hedge that is owned by 117, this may or may not be left but as it is a wide hedge the loss of this alone will be a great impact on my privacy. Even if this is left, can a preservation order be made on conifer hedging? And if so it would need to be maintained and not left to grow higher?*
 - 3. I cannot believe that the existing footprint is being so wildly changed?? This proposal will see a house that comes so much closer to me, therefore blocking more light than it would have and losing so much more privacy?*
 - 4. There is one window looking out from the north elevation at the moment and on this proposal there are 4!. From my upstairs bedroom I will be able to directly to the upstairs windows of the proposed house. Also my lounge will also look directly at the proposed windows and they of course will be able to look into my house.*
 - 5. I am concerned about the value of my home, a secluded south facing garden is sought after and now it will not be secluded.*
 - 6. It is all very well growing taller shrubs but that effectively blocks more light. There will be a larger part of the garden in shade. And if I did have to purchase more mature shrubs who will pay for them?*
 - 7. We have slow worms in our garden and I believe they are protected (photos enclosed showing slow worms and context to show it is in fact in my garden).*
 - 8. 115 and 115a are unattractive houses to replicate, why not improve on that design and not copy it?*
 - 9. 127 can fit three cars maximum and two very comfortably and they are positioned near the front of their plot (photos attached showing 127 and also 115/115a, which to my mind looks more like a car park), showing that 117 can have their plans and fit enough cars by keeping to the current footprint.*
 - 10. 117 has a large amount of asbestos therefore I hope that this is dismantled properly and encased in an airtight structure to protect people and wildlife.*
 - 11. 115/115a is an anomaly in regard to it being set back in the road therefore 117 should be more in keeping with the rest of the street not one house.*
- I am totally opposed to this development and would request erection of one house of a similar nature to the existing one and not two semi-detached houses.*

I would request that all four upstairs windows are obscured to maintain my privacy. My house has had uninterrupted views and light for 98 years! It's bad enough 115/115a were built but please don't let another one permitted.

I would also very much like to see the proposed house to be positioned in the exact line with the existing footprint, changing it by a few metres is just not enough. Positioning it where it is proposed totally affects me when it is totally unnecessary as the plans can be made with it staying in line with where it is now. Just because one house next to it is set back doesn't mean this one has to. The bungalow 127 is not set back there and their garden will be completely blocked from its sunlight by the proposed plans.

I cannot stress enough how the positioning of the houses impacts on me and my neighbours when there is no reason not to keep it at the front of the site.

If for some reason I cannot attach photos I will bring them to the council offices.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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