

Ms D Hislop
115b Elmer Road
Middleton-on-Sea
PO22 6LH

Your Ref: OWPC23327
Our Ref: M/42/19/PL 10-05-2019
Please ask for:
Andrew Wood

3rd June 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 2nd June 2019 which has been recorded as **'an objection'** with the comments as follows:

I would like to vehemently object to the recent planning application for 117 Elmer Road, ref M/42/19/PL.

Please find my objections below:

1) HEIGHT: It is very clear the proposed properties will be much taller than the current property. I oppose this totally; erecting a much taller structure is much akin to a "change of use" of the site. It will result in more natural light being blocked from my property and also importantly greatly reduce my privacy due to the large amount of windows being introduced at a higher height than existing. When I look out of my south facing lounge and dining room I already have 115 and 115a directly in front of my bungalow. If this goes ahead all I will see is a row of rooves and windows that impact my light and privacy. I purchased my bungalow 20 years ago because it was a nice open area and not significantly overlooked by higher properties - something that this will take away. It will also make me feel totally enclosed behind a wall of higher properties and make my property less desirable.

2) PRIVACY: The existing property has one window on the north elevation at a relatively low height. The proposed development would introduce 6 new windows overlooking my property from the first storey which is clearly unacceptable - specifically 4 on the north elevation and 2 on the west elevation.

3) FOOTPRINT: It is both unnecessary and unacceptable to set the proposed development back further from the road than the existing property. It should be built on the current footprint and importantly to the same height as the existing property or single storey. Failure to do so will significantly impact my natural light and privacy.

4) OVERLOOKING STATEMENT: The "Planning, Design and Access Statement" says "The proposal has been designed to fit both into the street scene and protect the present amenities of adjacent properties at No 115a and 127 Elmer Road with no overlooking". It clearly hasn't been designed to protect the present amenities of adjacent properties at No 115b and 119 Elmer Road with no overlooking! Why not? How about the overlooking you are proposing to introduce to my property 115b and to 119. You seem to have overlooked the fact that introducing two properties that are higher than the existing property and have 6 times as many windows than the exiting property on the first storey (north and west elevation) will massively increase overlooking!

5) ASBESTOS: I am deeply concerned about safety implications re the demolition of the existing property. Being right on the coast the area is susceptible to strong breezes and I certainly don't want clothing, sheets and baby clothes covered in dust, be it asbestos or otherwise. I would hope an airtight structure would be utilised with regular air tests performed by an independent professional company.

In conclusion I vehemently object to this proposal and would request the erection of a single storey dwelling (i.e. bungalow) so as to minimise the effect on all surrounding properties and keep in character of the locality where there are more bungalows than houses.

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 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