

John Morton
16 Manor Way
Elmer
PO22 6LA

Your Ref: OWPC6054
Our Ref: M/43/15/PL 13-04-2015
Please ask for:
Mrs A Gardner

17th June 2015

Dear Sir/Madam

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

Demolition of existing bungalow, detached garage & greenhouse & erection of 1 No dwelling, garage & garden shed (resubmission following M/24/14/PL).

6 Alleyne Way Elmer Middleton-on-Sea

Thank you for your internet representation made on 17th June 2015 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam

I objected to this development previously. I am not sure how this latest application differs from that previously rejected as i cannot see any material difference in the size/design but will leave that to the Council to determine.

Unless I am missing something I cannot see anywhere in the plans what the height of this proposed property will be. I have always believed that for planning purposes the ridge height needs to be specified and should be restricted to the same height as the adjoining properties. The design and access statement just states the height will be "much in line with neighbouring properties " but it is not clear what this means. After all "Three Decks" one of the properties referred to in the design and access statement is 3 stories! If this development is permitted the height should be limited to that of the adjoining properties.

The statement also states that there will be no overlooking. I disagree. I live diagonally opposite to this property and my house is upside down with all my living space being upstairs. This is common for many of the houses directly on the seafront. I have a side east facing window in my main living area which directly faces the front of this proposed development. When they are out on their balcony or in their upstairs living area we will be able to see directly in to each others living spaces. This has already happened with the planning permission permitted at 2 Alleyne way which is directly opposite me. Their glass fronted living space and balcony will also look directly in to my kitchen, lounge and dining areas.

I am very concerned about the recent planning precedent in Alleyne way to allow properties the opposite side of the road from the seafront to build glass fronts which directly overlook the living areas of the houses opposite. This is a worrying precedent which is resulting in loss of amenity and privacy for the houses opposite.

I would ask again that if this development is permitted that the upstairs west facing window should be obscure glass as should the west facing side of the balcony. For the houses on the seafront with balconies most have planning conditions for the sides to be obscure glass to prevent overlooking to the side and I do not see why houses on the opposite side of the road should be any different.

If you are minded to allow this proposed development I would ask that appropriate conditions to restrict the height and reduce the side overlooking are imposed as above.

thank you
John Morton

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

Karl Roberts
Director Planning & Economic Regeneration