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7th May 2021

Andrea Coleman
91 Middleton Road
Middleton-on-Sea
Bognor Regis
PO22 6DW

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/47/21/HH
Site Address: 22 Tudor Close Middleton-On-Sea PO22 6DN
Description of works: Removal of existing roof structure, new first floor accommodation and pitched roof above and replacement rear two storey extension and new front porch extension.

Thank you for your internet representation made on 5th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35772

We live on the Southern boundary, to the rear of no 22. Although not within the boundary of the Middleton Area of Special Character our house is set in a mature plot and maintains similar characteristics.

We consider the newly presented planning application to be in conflict with the following policies: D DM1, D DM4, M.01 and MoS future Development Guidelines

* our garden surrounded by 6 other properties, 5 of which, including the bungalow 22 Tudor Close as it stands, have no harmful impact upon our privacy nor do they feel overbearing. No 21 a chalet bungalow overlooks us. The proposed new build would be extremely harmful of both our privacy and outlook and not be in keeping with those properties which surround it's rear aspect.

*the roof ridge, now lower than in the previously refused application, will sit higher than that of no 21 and may infringe the 25 degree rule, this should be investigated further. The height will be overbearing.

*the new eaves height, reduced at the front to create a road side appearance of chalet a bungalow, but in order to 'mitigate the loss of useable space and headroom' the extension to the rear is now a full two storey height bringing it 4 meters closer to our boundary which will create a house of disproportionate mass. It will be visually dominant as it will sit completely above the existing hedge row, appearing significantly at odds with other houses that surround it.

*The increase in size and number of windows on the first floor rear elevation are disproportionate to the original building and not in keeping with the character of the house. They will span more than 6.50m

*There will be significant loss of amenity with regard to privacy and outlook for us. We would feel completely overlooked losing all privacy in our garden, conservatory, and all rooms to the rear of our property.

*Neighbours will look into 2 bedrooms and a dressing room, not obscured. The vast size of the master bedroom windows will create a loss of privacy for No 22 and ourselves. With the bedroom lights on half of the house will be lit up creating significant visual intrusion for neighbouring houses.

*The current design and excessive mass to the rear means that the bank of windows will be visible from the properties to the south and from the southern most pavement of Middleton Road.

*Guidance suggests using low roof lines and smaller scale dormer windows with 1st floor living accommodation within or partially within the roof space. Whilst this has been achieved in the front of the house there is no attempt to have the same level of design to the rear.

*This year more than any has made us all aware of the importance our outside spaces have on our wellbeing, providing a safe sanctuary for relaxing in and sharing with friends and family. Contemplating the impact of this proposed build over the past week has made me realise how important it is for me and my family to be able to relax in our own garden without the feeling that our every move could be being scrutinised.

*no 93 Middleton Rd provides a precedent of design which reduces the loss of privacy to others; namely velux windows to the rear and obscured windows in the first floor elevations to the sides which significantly reducing overlooking. The roof lines and the colour of materials used mean it does not feel overbearing.

The proposed plan will result in unacceptable harmful loss of privacy to the south; it will have besignificantly overbearing due to the aspect and bulk of the 2 storey rear extension; lack of attention to the design guidance means the rear is not in keeping with it's locality or of it's original design, scale or use. The over development of the site does not complement existing dwellings.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.