

Mr. R. Leal.

Arun District Council- Planning

Civic Centre

Maltravers Road

Littlehampton

BN17 5LF

24th June 2015

Dear Sirs,

Application M/56/15/HH

31 Sea Way, Middleton-On-Sea, West Sussex, PO22 7RZ

We object to the plans under consideration at the above property. We moved to the estate in 1999 and have seen this house which is directly opposite ours change from a small, character cottage to an ever expanding structure, most of which is 'new build'. It is the equivalent of having two properties on the original plot. The character of the road at this point has already been unacceptably altered, including the addition of what seem to be large UPVC gates, and further overdevelopment must not be allowed.

We applied for planning permission to extend our own property in 2000 and, although it was passed we decided not to go ahead as our relationship with neighbours and the estate felt more important. That planning has now lapsed, but we will refer to points raised at the time and restrictions placed upon it.

To put the overdevelopment into perspective, the proposed extension almost doubles the existing property. Taking the previous extension into account makes this a massive increase in the property size from the original. The original property was most probably one of the original Coldicott built houses and, as such, had a historical significance that has already been compromised and should not be allowed to increase any more.

We find the proposed garage particularly disturbing. The plans blatantly breach the 'building line' adage and would result in the property being closer to the road than any other property on the estate. Surely this is not acceptable on this ground alone?

No 'hedges/shrubbery' (as specified in The Design & Access Scheme) will mask this, especially in the small gap between this property and its neighbour. The existing hedge does not shield the house from view at the moment so we suspect anything planted there would not thrive sufficiently to hide the edifice. We would like it noted that all our principal rooms on the ground and first floor face this house. This is not an occasional view but rather what we see from our Living Room, Kitchen & two main bedrooms. We have to live with the changes to the street view that have already been made but do not want to tolerate any more. If a site visit is made in relation to this application please consider the outlook from our home.

The roof space allowance suggests a possibility of conversion to living accommodation. Given the owner's record of maximising the living space at 'The Little House' (the irony), we would suggest that this will be either possible or more likely, inevitable. When we applied for planning permission the plan to have an upstairs utility room led to an unequivocal refusal to anything that could be used as an annexe or independent living space. These plans invite that.

The proposed extension will be overbearing to the neighbouring property. The gap between the two is less than the accepted standard given the roof overhang. This will be evident to a planning committee viewing the site and must be taken into account. A previous application was made, I believe, by these residents to make a similar extension to the West of the property and was turned down on these grounds. Reference needs to be made to objections made at that application and considered in relation to trying to do the same thing on the other side.

As regards the swimming pool enclosure we have no personal objections that might be considered relevant as it would not be visible from our property. However we fully support the objection from the neighbour that it would affect them considerably. It is not a neighbourly construction and it is not in keeping with the area. We are justifiably proud of our estate and, whilst we feel some extensions are acceptable due to modern living/ extra bathrooms etc. an indoor pool is unlikely to enhance the view from the Greensward.

In closing we would like to ask a question relating to the owners rather than the extension, although it is pertinent and was asked of us when we sought planning permission. Several vehicles are kept at the property, including a very large motorhome. Will there still be sufficient parking for all these without breaking the rules of the estate and parking on the road. Will access make it possible for you to reverse out of the property in a way that does not mean you back onto the grass verge outside our house.

I hope that ADC decide to reject this application.

Yours faithfully,

Amanda & Mike Budding.

38 Sea Way.

Middleton-on-Sea

West Sussex.

PO22 7SA