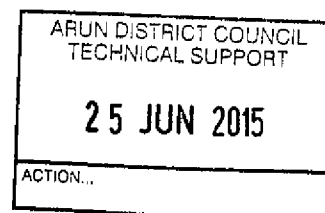


Upper Mayes
36 Sea Way
Middleton on Sea
West Sussex
PO22 7SA

June 24th 2015

Planning Officer
Planning Department
Arun District Council
1st Floor
Arun Civic Centre
Maltravers Road
Littlehampton, BN17 5LF



Dear Sir

Application M/56/15/HH: 31 Sea Way, Middleton-On-Sea, West Sussex, PO22 7RZ

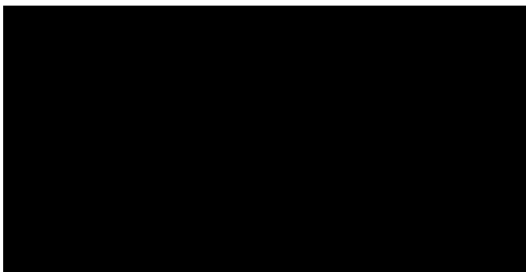
I wish to enter my objection to the above proposed development on the following grounds:

1. The intensive development of the site in a narrow plot with a recent already significant additional development
 2. The precedent of building tight against the boundary line on both sides of the property therefore in departure from the Middleton on Sea Village Design Statement (MOSVDS) which is familiar to the Arun Planning Department
 3. A non-sympathetic development in an area recognised as an area of special character
 4. The bulk and close proximity of the proposed garage in both side and front aspect of the road and a dominating presence of the whole to the road unlike any other property in the road.
 5. The space for parking left on a forecourt much diminished by the new build and concern therefore for on-street parking
 6. The possible damage due to weight or disturbance to the recently re-constructed land drain that appears to run directly under both proposed garage and swimming pool enclosure foundations.
-
1. This further development of 'The Little House' not only changes the perception of the special openness of the road – gaps between properties being something that has been an historic part of the history of the road since its inception - but makes the property look very squashed into the site. The development looks intensive and appears claustrophobic with so much added front and back.
 2. The proposed building tight against both boundary lines is something (as a precedent) that may be usual in London on urban areas but in particular is not in evidence in this road and it is of major concern were this to become common practice particularly as this is very clearly stated in the MoS VDS as to be discouraged.
 3. No part of the increased development takes into account this area of special character and the open space enjoyed by each property, I am therefore concerned at the impingement of loss of light and amenity to the neighbouring property of No 29 (a long structure in the back garden and following through to the front garden, again as a precedent for future applications and the likely changes to both the view from the seafront and road.
 4. The bulk of the 'blind' wall and high pitched roof of the proposed garage building so close to the boundary line at both the east and north. The long bulk of the building will seem quite dominating – even if the current hedging or new planting or indeed a wall were in place. Again the precedent of building so close to the boundary of a property close fronting the road is of major concern. I am unsure why the building needs to be so high if it is not intended to use the roof space for 'accommodation' of some sort in the future

5. As a neighbour whose narrow drive egress is directly in-front of the property I am particularly concerned about the space that will be left for turning and parking in the forecourt which will be much diminished by the garage proposal and will certainly lead to lengthy on-street parking during the proposed works and possible issues after the works are completed. This will make exiting our drive with a 4x4 (in particular) extremely difficult at times, as we have experienced particularly during previous development. On-street parking, again, is not encouraged within the MoSVDS. I accept there are special circumstances but this can be extremely frustrating if arrangements are not considered and the situation is on-going for any length of time.
6. The possible damage to the recently re-instated and costly land drain that runs across Sea Way Road and takes a route (rain water that drains down from West Close/East Close) directly through 'The Little House' property to egress under The Greensward and shingle and out to sea. I appreciate that this may not be seen as a planning matter but I would want to have this item noted for further consideration and a specific note attached with regard to any future planning as the weight or disturbance of the proposed building work – in particular in this case the load bearing weight of the proposed garage and high pitched roof in the front of the property as well as the support structure for the proposed pool enclosure could materially affect the ability of the drain to work effectively.

I would hope there needs to be an understanding that in buying a property in an area that is marked as having a special character that enhances the whole area it is detrimental to the whole by unsympathetic development which can therefore change markedly the character that should be preserved whilst at the same time allowing 'reasonable' development

I hope the Planning Committee will review this application and feel able to refuse it



This letter replaces my emailed objection.