

J.P Tupper Associates

**20, Sudley Road,
Bognor Regis,
West Sussex. PO21 1EU**

Telephone: 01243-822903 & 01243-863700

Fax No: 01243-841500

Email: jpt@jptupperassociates.co.uk

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10th August 2015

Email address: Ross.Leal@arun.gov.uk

The Planning Department,
Arun District Council,
Maltravers Road,
Littlehampton BN17 5LF

Dear Mr Leal,

Re: 31 Sea Way Middleton on Sea PO22 7RZ – M/56/15/HH

The objections in the previous letter of 24th June 2015 on behalf of Mr and Mrs West are generally repeated, save for Item 5.

In addition the following matters need to be considered in relation to this application.

1. The East boundary on the block plan is virtually a straight line. The boundary line on the substitution of 6th July 2015 in relation to the floor plan does not show a straight line, nor is it clearly defined. The distance between the boundary and the proposal therefore varies.
2. As the question of the extension is in relation to the boundary, this should be defined in relation to the Title documents or the Land Registry documents.
3. There is reference to the East boundary in the application but no indication of ownership or liability.

4. It is implied within the Design & Access Statement that it is the liability of the Applicant which coincides generally with my knowledge at the East boundaries of the properties in this area are the liability of the individual sites.
5. On this basis, the owner of No. 31 could remove the hedge, fencing and other details if this is not protected.
6. The reduction in height of the swimming pool structure is insufficient and inadequate to be considered as appropriate for this site.
7. Within the requirements of the Planning Acts, views enjoyed by adjacent owners have only limited protection and can only be protected on a legal basis. Nevertheless, it is the duty of the local Planning Authority to ensure that the general development of the area with the open plan areas to the South is maintained. It is also the duty of the Local Authority to ensure that first floor windows are not permitted where they affect the neighbouring properties.
8. There is reference within Objections already submitted that this matter is a departure from the Middleton on Sea Design Statement and this is confirmed.
9. The proposals are to fundamentally over development of the site.

Would you be kind enough to confirm receipt.

Kind regards,

J.P. Tupper