

Peter & Louise Dixon
Roebuck Cottage
97 Middleton Road
Middleton on Sea
PO22 6DW

Your Ref: OWPC15424
Our Ref: M/71/17/HH 21-07-2017
Please ask for:
Mr D Easton

1st September 2017

Dear Sir/Madam

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

Two storey side extension with 2 No. dormers to front elevation.
Little Thatch 93 Middleton Road Middleton on Sea

Thank you for your internet representation made on 31st August 2017 which has been recorded as '**an objection**' with the comments as follows:

Number 93 is on a reasonably sized plot but is set out of alignment with all other properties that it joins on the north side of the road. Number 93 is wholly set to the rear of and is wholly visible from the back door to RC. The house is also set in the north eastern quadrant of its plot leading to all building currently set in this plot to closely border the back garden to RC. The current annex is set directly alongside the fence. RC's garden is not currently overlooked by any other property particularly the private seating area.

Currently number 93 an attractive low roofed thatched cottage with no first floor windows overlooking RC. Therefore any increase in size, particularly in height has a major effect on RC, the light entering the house and private use of the garden.

More recent additions to the lounge at the front and an annex are at a very low level. No windows overlook the rear garden to RC.

Moving on to current proposals.

The new dwelling will be occupied by two related families. The building will be split, creating two attached dwellings, with different entrance doors. The proposed size and scope give concerns in a number of areas.

- Effect on the level of daylight and privacy of existing property*
- Design, appearance and layout*
- Effects of the proposal on the environment and the amenities of neighbouring occupiers.*

Specifically :

The thatch is to be removed and replaced with tiles. The roof to the main house will be raised, by about 1 metre to accommodate the increased width of the house, making the roof and house about 2 metres wider at its base. The single storey annex roof will also be raised to be two storey. This will create a much wider and significantly higher elevation across its whole length.

The house, annex and conservatory already extends 100% along the usable length of our garden. The additional height of the house and annex with the close proximity to the boundary will make this development overbearing and unneighbourly.

This raised elevation will significantly reduce the amount of light entering our home and garden and will create shade across the garden for much of the afternoon.

The proposed number of windows on the east side has been considerably increased. The proposed 2nd storey bedroom windows on the main part of the house will have direct views onto the whole garden and in particular our private seating area. There will be views into our kitchen and lounge.

The proposed roof light to the staircase on the east elevation will also have a raised direct view of the same seating area and garden.

We understand the staircase roof light is to provide light only and could easily be replaced with a light well, should planning be granted.

The rear part of the house is to have a new front door on the southern edge of the annex. We are concerned that this is so close to our boundary and babies bedroom. The potential for increased foot traffic, automatic sensor lighting, door bells and increased noise from greetings and farewells is a particular concern.

The current annex is extremely close to the boundary. Increasing the height so dramatically will only increase the feeling of being loomed over by a large building.

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

Neil Crowther
Group Head of Planning