



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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21st October 2020

Mr I McCarthney
Sea Way
Elmer Sands
Mr Bognor Regis
W.Sx
PO22 6JY

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/71/20/HH
Site Address: 18 Sea Way Elmer Middleton-On-Sea PO22 6JY
Description of works: Construction of first floor dormer to provide enlarged bathroom and wardrobe/storage, construction of detached garage

Thank you for your internet representation made on 20th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30556

We live immediately adjacent to the proposed development, this is not a permanent residence but a holiday cottage and are writing to object to the proposals and ask that Arun District Council refuse this planning application for this holiday home propoerty submitted by Mr Bennet on behalf of his clients Mr and Mrs Pryor, planning application number M/71/20/HH based upon its non compliance with Arun district councils Local planning policy in respect to flooding and other multiple material planning grounds. Please see our letter of objection sent electronically to ADC planning that sets out evidence of planning policy, local plan flood risks and other material grounds including overdevelopment overshadowing and overlooking - loss of privacy that support principal refusal of this application. This letter of objection detailing rationale and evidence has been provided and could not be uploaded to ADC planning portal page.

Other planning applications in this location - The Hard / Sea Way have been refused due to flood risk. Surface water flooding risks are specific to Elmer sands community that has limited drainage due to geological factors and no effective soakaway the area is tide locked dependant for drainage. See PDF letter of evidence.

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 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.