



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

12th November 2020

TERRY TINDALL
3 Stable Field
Elmer Sands
Middleton-on-Sea
West Sussex
PO22 6LD

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/75/20/PL
Site Address: 13 Elm Drive Elmer Middleton-On-Sea PO22 6JE
Description of works: Demolition of existing dwelling & erection of replacement dwelling. This site is in CIL Zone 4 & is CiL Liable as new dwelling.

Thank you for your internet representation made on 11th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31248

My wife and I have a number of concerns regarding the proposed new property to be built. We live close by, due east of this property and consider the extent of its consequent overlook not acceptable.

- 1) We would query whether the eastward extension of build towards our property is permissible under planning regulations and guidelines. Whilst adding a further floor may seemingly be allowable we do not believe that other newly built properties in this area have been permitted to significantly increase their footprint at original ground level. The proposed eastward extension here into the current garden area takes the rear of the property out of line with other existing properties in Elm Drive and, fundamentally, creates a significant overlook of properties in Stable Field.
- 2) We are fearful of the room area designated 'studio' proposed at ground floor level. What will it be used for? As this is proposed to be built out towards our property we consider that there should be no windows from it facing east - that is if the extension were approved but which we clearly contend should not be the case.
- 3) The proposed balcony at first floor level - no other property in Elm Drive facing towards Stable Field has a rear balcony. It would directly overlook our bungalow intruding into our lounge and front bedroom
- 4) We would seek confirmation that access to the property would be solely from Elm Drive and that no pedestrian or vehicular access to Stable Field shall be permitted - either during the construction process or subsequently. That is the case currently and applies likewise to other properties in Elm Drive whose back gardens abut on to Stable Field

Finally our principal objection is the overlook consequences for those properties quite close by in Stable Field - and I trust that you will consider those very carefully.

Whilst it may be contended by the applicant that the proposed new property's size, design and configuration will be in keeping with existing properties in Elm Drive, for our part we would certainly dispute whether it's projected considerably larger size on a small plot and in quite close proximity to other properties should be permissible and is fair to the wider neighbourhood upon which it will impinge.

T W Tindall

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.

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.