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15th December 2020

John Morton
16 Manor Way
Elmer
West Sussex
PO22 6LA

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/82/20/HH
Site Address: 18 Manor Way Elmer Middleton-On-Sea PO22 6LA
Description of works: Single storey front extension, side extension and rear extension and first floor side extension, addition of a carport and changes to rendering and cladding

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

OWPC32157

In principle I support a refurbishment but the drawings submitted are not accurate and a number of uncertainties need to be clarified by the applicants:

1. The drawings show the house as detached which is not accurate. No 18 joins onto my existing garage but this is not shown on the drawings. They need to clarify how they propose to deal with my existing garage. I have submitted a planning application (M8920HH) to demolish my existing garage and to rebuild leaving a 1m gap from the boundary so the properties can be properly detached. The proposed refurbishment will only be viable if my application is granted. The 2 applications need to be considered in conjunction with each other at the same time.
2. The proposed roof design is unclear from the drawings. There is a hipped roof shown on the elevations whereas a gable roof is shown on the roof plan, site plan and isometric drawing. The current roof adjacent to my property is hipped and I have no objection to this remaining. However, I would object to a gable roof as this will be imposing up against my boundary and will impact my property and the street scene. The applicants should clarify which of their proposed drawings are correct.
3. The existing balcony has an obscured privacy screen to prevent overlooking. This is not apparent on the proposed or existing drawings (which are again not accurate). When permission was given for a balcony in 2009 it was a condition that a 1.9m high privacy screen would be maintained to protect the amenity of my property. It is essential that this condition remains on a replacement balcony. This needs to be a minimum height of 1.9m and ideally 2.2m as no 18 is a lower ground level than no 16.
4. The applicants are proposing to build directly on the boundary between our 2 properties. The building will extend 2.8m beyond the existing joined garage into my garden as well as adding a porch on the boundary. This will involve demolishing the existing front boundary wall and back fence (which I jointly paid for and erected with the previous owner) and replacing it with a 3m high wall projecting 2.8m into my rear garden. The

mature shrubs I have planted will be destroyed by the new foundations. Unlike my own application which is following good planning principles by building 1m away from the boundary the applicants proposals will create a 10+m long 3m high wall on the boundary.

5. Part of the current roof abuts my boundary. If the existing roof is to be replaced with new eaves and guttering (which the current mansard roof does not have) this could potentially overhang my land. This is not clear from the drawings.

6. The applicants will need to erect scaffolding on my land in order to carry out the proposed works. Any rendered or cladding finish to the side wall (assuming they are not going to leave it as unsightly exposed blockwork) will also require access to my land. The applicants should propose a design which will not require access over my land to build.

7. The drawings are unclear as to materials to be used on this imposing boundary wall. The application refers to white polymer render but the wall is shown "dark grey" on the drawing. It is not clear what material is proposed but if dark grey this would be very "prison like" along my boundary and projecting into my back garden. It is clearly not cedar cladding which would have the advantage of not requiring ongoing maintenance.

8. There will also be future maintenance issues of any masonry wall against my boundary. This will require periodic access onto my land to maintain their building. Rendered elevations (even through-coat renders) require periodic maintenance which are often omitted and which can become an eyesore which will directly face my property and garden.

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 including your name and address 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.