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30th July 2021

R.A.Brooks  
Moonrakers  
Elmer  
Bognor Regis  
West Sussex  
PO22 7TT

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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/91/21/PL  
Site Address: 27 Central Drive Middleton-On-Sea PO22 7TT  
Description of works: Variation of condition 2-approved plans & removal of condition 4-materials included on plans imposed under M/25/19/PL.

Thank you for your internet representation made on 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38791

This application seeks to vary conditions two and four of application M/25/19/PL by, but not limited to, removal of the street scene elevation from the list of approved drawings to which the application relates, amending the approved first floor elevational plan to show the privacy screen in the correct location and at a height of 1.8m, amending all relevant plans to remove the link extension between the new dwelling and number 25 Central Drive, changes to selected windows and roof lights no longer required and amending the relevant plans to include details of the proposed materials and finishes for the development. None of the drawings disclosed on the public record, which for the avoidance of doubt were clearly of the essence in granting conditional planning, show a true and fair view of the current excessive height of the roof line of the development in relation to neighbouring properties. It is clear without question that either the drawings submitted were materially incorrect and misleading or the height of the roof line presently under construction is not in accordance with the conditional approval, period. Based upon confirmed evidence from Arun District Council in respect of compliance with the approved plans for planning application M / 25 / 19 / PL the builder has clearly disregarded the approved plans and either been instructed to make alterations that have not been approved (with the specific intent of seeking retrospective approval) or the builder has engaged in work without reference to the plans which were the essence of the conditional approval. I therefore record this notification as an OBJECTION to application M/91/21/PL for the following substantive reasons:

1. To vary conditions two and four in whole or part as this would set an unacceptable precedent.
2. The proposed development is overbearing.

3. The proposed development is unneighbourly.
4. The proposed development is out of character with the street scene.
5. The design and access statement dated 14th March 2019 quite clearly alleged "The development responds to and will enhance the visual amenity of the surrounding area". If indeed it was made in good faith, such statement could only have been based upon the close proximity of the roof line in relation to neighbouring properties as shown on the approved plans. The reality of the current proposed roof line has resulted in serious loss of amenity; the applicant cannot have it both ways.

Planning application M / 91 / 21 / PL must therefore be REFUSED.

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](mailto: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 Planning 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 Planning 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](http://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.**

**To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.**