



Arun District Council
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4th August 2021

Simon Whitehouse
33A CENTRAL DRIVE
ELMER
BOGNOR REGIS
West Sussex
PO22 7TT

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/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 3rd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39127

This site is between our house and the beach. We have access to the beach via a path which runs immediately to the west of this site. We previously wrote comments regarding a previous planning application for this site at 27 Central Drive. Our principle comment at that time was that we "only have no objection to this planning application provided a) the height of the planned buildings on the site is no higher than the immediately surrounding properties". Thus we effectively lodged an objection if the height of the planned buildings on the site was higher than the immediately surrounding properties.

It is now clear that the height of the building is significantly higher than the immediately surrounding properties, including most obviously the property immediately next door, New England. The property is overbearing, particularly from the beach, and clearly very different from the street scene document attached to the original application. Any member of staff from the planning office would see this if they came to visit and viewed the property from the beach. We cannot see any logical reason why Arun District Council would allow a residential house to exceed the height of the existing skyline by such a substantial amount and we are therefore writing to formally object to this application. We leave it to Arun district council to decide on this matter in a fair manner to all local residents who see this property as unnecessarily dominating the beach view.

There follows some quotes extracted from the Recommendation Report for Planning Permission for the original planning application Ref: M/25/19/PL. The current building clearly does not meet these requirements.

From the DESIGN AND VISUAL AMENITY section: "Policy D DM1 of the Arun Local Plan (ALP) requires that

the Council have regard to certain aspects of design including character, appearance/attractiveness, density and scale relative to this application. Furthermore, policy D SP1 "Design" states that all development proposals should seek to make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Section 12 of the NPPF refers to high quality buildings and places being fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to work and live. Paragraph 131 of the NPPF states that in determining applications great weight should be given to outstanding, innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

"The design of the property complements the neighbouring property to which it is linked in scale, size, materials and appearance."

"The design is considered to complement the neighbouring building and the beachfront scene in general."

"It's impact is reduced due to the flood bund and beach landscaping that rises up immediately behind the property which obscures the ground floor and breaks up the appearance of the new build such that no significant impact on the existing beach front scene would occur. The spatial pattern and character of the locality would therefore be retained and improved as a result of this development."

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 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>