

Vincent Baritsch
1 Elmer Court
Elmer
Bognor Regis
PO22 6JT

Your Ref: OWPC20050
Our Ref: M/92/18/HH 04-07-2018
Please ask for:
Zac Denton

28th September 2018

Dear Sir/Madam

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

Replacement two storey rear extension, balcony & alterations (resubmission following M/62/17/HH).

2 Elmer Court Elmer Middleton-on-Sea

Thank you for your internet representation made on 27th September 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Denton,

We just saw the representation from the owners of 2 Elmer Court, dated 26th September 2018. We are very disturbed by the inaccurate and misleading information provided. The Council already has sight of the evidence disproving the comments made.

We again need to clarify that the area where there is now a side window was obscured prior to the build (exhibit 1). This is also shown in the picture the owners themselves provided as part of the planning application (exhibit 2).

We also spoke to the planning officer at the time and he advised us that he had not realised that the area had obscured glass. Approval seems therefore to have been given as a result of this oversight. We also refer to the professional opinion of Mr Jupp in his submission.

We also note that the Recommendation Report for the Planning Permission M/62/17HH contains inaccurate statements. It states: "However, it must be considered that the existing two storey extension features significantly larger windows on these elevations than those now proposed. Therefore, the proposal will result in a reduction of overlooking." This conclusion only works by ignoring the fact that most of that glass was obscured. In reality there is now an increase in the overlooking, particularly into our bedrooms, to the extent that it is no longer justifiable under the Human Rights Act.

We have also informed the Council that the side window has moved significantly further towards our windows in comparison to the original plan. This was acknowledged by your planning compliance officer. It is therefore essential to impose the conditions suggested by Mr Jupp as the overlooking has been significantly increased by the build and the Council has now breached our human rights, which needs to be rectified.

Exhibit 1 also shows that there was no render prior to the build and the cladding was not black.. This again shows that the information provided by the applicant is incorrect.

As ever we would be very happy to provide further information. The short timeframe available means I have to make this comment onto your website directly as well.

Kind regards

Vincent Baritsch

P.S. As I am not sure how to attach the exhibits, please take these from the email I sent to Mr Zac Denton.

Exhibit 2

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning