

Mr & Mrs G L Allen
70 Ancton Way
Elmer
Bognor Regis
WEST SUSSEX
PO22 6JP

Your Ref: OWPC15796
Our Ref: M/94/17/PL 04-09-2017
Please ask for:
Mr D Easton

11th October 2017

Dear Sir/Madam

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

Demolition & erection of 1 No. dwelling with integral garage.
72 Ancton Way Elmer Middleton on Sea

Thank you for your internet representation made on 10th October 2017 which has been recorded as '**an objection**' with the comments as follows:

*We have numerous objections to the re-development at the above address, our main concerns are that the design of this development is in no way fitting with the area in terms of its appearance and size, also the west facing wall will be far to close to our property (400 cm) I understand that any new building should be at least 1 meter from an adjoining property, The proposed balcony at the front of the building will overlook the front of our property, the windows at the side will overlook our property and the 2nd level patio door at the rear will also look over our property all of these will be very intrusive to our bungalow, I am also intrigued as to how a two story building will be constructed without scaffolding as a 400 cm gap will not accomodate this, due to the closeness and depth of the footings this could cause surface water drainage problems, will this work be covered under the party wall act? The applicant has in his opinion supplied photographs of other new development in Elmer, I would like to point out that none of these are within 500 mtrs of the proposal and have very different dwellings close by.
As we have many more objections a letter will follow*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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