

N Howard
74 Ancton Way

PO22 6JP

Your Ref: OWPC15992

Our Ref: M/94/17/PL 04-09-2017

Please ask for:

Mr D Easton

26th 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 25th October 2017 which has been recorded as '**an objection**' with the comments as follows:

*Re: Planning Application M/94/17/PL
72 Ancton Way Development*

Against

1/ Whilst I appreciate the limitations of this narrow plot, and the applicants' need to maximise the available space, the proposed construction is totally out of keeping with the character of other buildings in the road. Although permission for property of similar design/construction has been granted on a couple of much larger sea front plots - nothing like this has been developed upon Ancton Way or the majority of the roads on the Elmer Sands Estate. It will without doubt have a major impact on the appearance of the area and may be detrimental to value of adjacent properties.

*2/ Full length/height windows/patio doors to the rear of the first floor will provide unhindered views directly into both gardens on either side.
On standard construction buildings usually the first floor is used for bedrooms. The proposal intends this as a day room for general daytime usage, this would be at the same time as most people enjoy use of their garden for private leisure. The proposed windows will therefore have elevated, clear visual access to adjoining gardens from any persons position, seated or otherwise within the room. This will remove all privacy to the greater part of both the adjoining properties rear gardens, giving a watchtower feel!*

3/ The 'cube' nature of the construction to existing roof height (no. 74) at the rear of the proposed design will greatly reduce sunlight over both adjoining properties rear patio areas (ironically the ONLY private areas of adjoining gardens not overlooked by the proposed full length first floor windows!).

These are material considerations which we believe should be brought to your attention in regards this application.

Nick Howard

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