



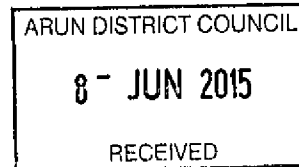
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Assistant Director of Planning and Economic Generation
Arun District Council
Arun Civic Centre
Maltravers Road
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05 June 2015



Dear Sir

Objection Against Application PO/3/15/HH - Proposed Extension to 3 Arundel Road, Poling

I am writing to you on the instructions of Mr K Wannell of 2 Arundel Road, Poling, to lodge a formal objection against the application recently submitted by his immediate neighbour at the above.

My client's objections may be summarised as follows:

1. The application is very similar to application ref: PO/4/14/HH which was refused by your council on 10th April 2015. Although it is acknowledged that the width of the proposed extension is slightly less than in the original proposal, it is still believed that the height, size and design of the proposed two storey side extension would not be subservient to the main dwelling and would result in an unbalanced appearance to the pair of properties and would be visually obtrusive and out of keeping in the street scene contrary to policies GEN7 (no illustrated written analysis of the site and its immediate setting, etc has been submitted) and DEV19 (i), (ii) and (v) of the Arun District Local Plan 2003, to policies D SP1, D DM1 and D DM4 (a), (b) & (e) of the Publication Version of the Arun District Local Plan 2011-2031 and the NPPF.
2. The proposed balcony, accessed via casement doors from the new master bedroom, will lead to unacceptable overlooking of my client's rear garden leading to a significant loss of privacy. Furthermore, if permitted, there would be no reason why the area of decking could not, subsequently, be extended onto all or part of the proposed "green roof" leading to a further amplification of such overlooking and intrusion of privacy. The degree of overlooking from use of the balcony, as compared to the potential for overlooking from a normal window in the same position within the master bedroom, would be substantially greater and more oppressive. People tend to stand and look out of a bedroom window for a brief moment, whereas they deliberately sit and socialise with family and friends for extended periods of time on a balcony. This element of the proposal would be contrary to policies DEV19 (iii) of the Arun District Local Plan 2003, to policies D DM1 (3) and D DM4 (c) of the Publication Version of the Arun District Local Plan 2011-2031 and the NPPF.

It is respectfully requested that the application be refused for the foregoing reasons.

Yours faithfully, /

