

Mr & Mrs C Coleman
Mulberry Court

PO21 4TP

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Your Ref: OWPC21422

Our Ref: P/2/19/PL

09-01-2019

Please ask for:

Richard Castro-Parker

12th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of condition 2 imposed under P/107/16/PL relating to approved plans.

7 Webb Close Pagham

Thank you for your internet representation made on 11th February 2019 which has been recorded as '**an objection**' with the comments as follows:

Planning - P/107/16/PL

09/09/2016 - Planning approved for 2 x 2 bedroom semi-detached houses with 2 parking spaces on site for each house. The original roof elevation plans do not show the provision of velux windows in the roof space.

Building Control - P/130/17/IN

23/11/2017 - Building initial notice states 2 x 3 bedroom houses with off road parking were proposed for this site. This building control document makes reference to planning notice P/107/16/PL. When did the original 2 x 2 bedroom houses become 2 x 3 bedroom houses as stated on documentation?

Work started on site, digging foundations 29/06/2018. Why a 18 month delay from approval to building control issuing initial notice?

Roof construction started 20/11/2018. I have photographs which clearly show the provision of 2 x velux windows in the roof at the front of the house and provision for 1 x velux window at the rear, which is the opposite to the submitted plans under P/2/19/PL.

Having spoken to the builders on site 07/12/2018, I was advised that a 3rd bedroom was being constructed in the roof space together with an ensuite, hence the installation of velux windows. When was the decision made to change the plans from 2 x 2 bedroomed semi-detached houses to 2 x 3 bedroomed semi-detached houses?

Planning Notice - P/2/19/PL

Under this variation notice:

1. I am concerned that my privacy will be even more invaded; the new houses will have a direct view through my small bedroom window at the back of the house to the front.

2. If permission is granted, the houses could have at least 6 persons and not the 4 originally planned for. This will have a detrimental effect on the parking provision within the area of Mulberry Court which at times is very congested.

3. More cars means more hassle for me to be able to use my garage in which to keep my car. At times it is extremely difficult to park the car in the garage and to safely come out of the garage. If parking is permitted on the road in front of the 2 new properties, it will severely restrict access to the garages opposite, as well as limiting access to the rear of

Mulberry Court to larger vehicles, ie refuse collection vehicles, fire engines, ambulances.

4. I believe noise will also be an issue, especially in the summer months when the velux windows will be open.

5. The plans indicated an opaqued window to the side of the new houses particularly facing Mulberry Court. I see that this window, as fitted, opens which removes the privacy that would have been provided by a fixed window.

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