

David Bingham-Mee
5 Homefield Close,
Rustington,
BN16 3QB

Your Ref: OWPC19394
Our Ref: R/121/18/PDH 04-06-2018
Please ask for:
Zac Denton

26th July 2018

Dear Sir/Madam

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1
Class A

Notification under extended permitted development rights for a proposed single storey flat roofed extension (to replace former conservatory) extending 5m from the original rear wall of the dwelling house, 3.6m high with an eaves height of 3m
4 Homefield Close Rustington

Thank you for your internet representation made on 25th July 2018 which has been recorded as '**an objection**' with the comments as follows:

Good Afternoon,

Firstly let Me state that I am in "objection" (at this present time ONLY) given a desire to hopefully glean some additional information from Yourself; as the drawings provided only indicate length and width of the rear extension at 5M (L) X 5M (W).

My main concern given the locality to our rear boundary (running parallel to the proposed extension, S to N); is both the Eaves AND External Height requests (measured externally from ground level), at 3.0M (Eaves) and 3.6M (Overall); respectively.

This to Me appears somewhat of an excessive height for modern day flat roofed extensions; with the more common being (as I have been advised by builders) at a lower eaves/overall height. Such a height at 3.0M runs a real risk of being detrimental to our view, reducing natural light (by casting a rather looming shadow over the entirety of our rear garden); which I am sure would only be compounded even further, when the sun is setting in the West of an evening.

As I understand it the overall height (measured externally from ground level) would be just over 3.0M's, as it is flat roofed and I assume that the insulation is directly on top of the rafters?

But. Should Mr/Mrs Short then decide to amend to say a False Pitch/Conventional Ridged Roof; they would have legal authority to add an additional roof height of 0.6M's; which in turn would only then exacerbate ALL of the above points. This adjustment in roof style (at a later date) has to be taken seriously, on the basis that I have no doubt that a 25M squared flat roof, just over 3.0M's from ground level; will very much be considered a safe haven for mating Seagulls and their Young, on an annual yearly basis.

I look forward to hearing from You.

Kind Regards

David Bingham-Mee
M: 07881 641 146

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