

Mr & Mrs Hyland
Dean Cottage
The Street
Walberton
Arundel
BN18 0QA

Your Ref: OWPC14225
Our Ref: WA/32/17/HH 02-05-2017
Please ask for:
Mr D Easton

13th June 2017

Dear Sir/Madam

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

Demolition of existing garage & shed & erection of single storey rear & two storey side extensions.

Pound Cottage The Street Walberton

Thank you for your internet representation made on 12th June 2017 which has been recorded as '**an objection**' with the comments as follows:

As the people most affected - we own and live in the house attached to Pound Cottage - we object to this planning application. The proposal would have a significant detrimental effect on our enjoyment of our property. It would result in further loss of light (and overshadowing) to our kitchen, dining area and small rear garden (which measures 6m x 6m) and, in our view, constitutes an over development of the site.

We note a minor modification has been made to the plans since Mark and Clare Messenger spoke to us about their intentions in April 2017. Nonetheless, it remains a fact that the proposal is, from our perspective, over-bearing and out-of-scale.

You will be aware that previous applications have been submitted by Mr & Mrs Messenger in respect of Pound Cottage. These resulted in extensions built before we bought Dean Cottage and involved a porch and downstairs cloakroom at the front of the house (which has created a dark, damp area around our front door because it no longer gets any sun or light and is constantly in the shade), plus a rear two storey extension. These building works negatively affected the light which our property and garden receives. While we acknowledge that we bought the house knowing this, we now have this proposal which would see what was originally constructed as a modest three bedroom semi-detached house turned into a very large four bedroomed, three reception roomed property incorporating a further rear extension that will occupy almost all of the original rear garden space. It would mean that almost the entire western boundary of our rear garden becomes a 2.5 metre high brick wall with the consequent loss of light and overshadowing. Aside from this and the obvious visual impact, it will, when considered with the rear of our own home and our (original) garage, effectively make sitting in our garden akin to being at the bottom of a silo!

We do recognise that the applicants desire more living space and we have no major objection to the proposal to build on the side of Pound Cottage. However, we think the proposal to further extend at the rear is a development too far. It is out-of-scale and, as stated, will have a serious, negative impact on our enjoyment of our own home. We request that the application be rejected.

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