

28th July 2026

Andy Buchanan
Foxgloves
Avisford Park Road
Arundel
West Sussex
BN18 0AP

Case Officer: Jonny Cooper
Telephone: 01903 737532
Email: jonny.cooper@arun.gov.uk

Dear Sir/Madam,

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

Application No: WA/49/26/HH
Site Address: Foxgloves Avisford Park Road Walberton BN18 0AP
Description of works: First floor rear extension.

Thank you for your internet representation made on 27th July 2026 which has been recorded as support with the comments as follows:

OWPC85376

Dear Planning Officer,
The applicant appreciates the importance of protecting neighbouring residential amenity and has carefully considered these matters throughout the design process.

The applicant also notes that representation reference OWPC85365 was submitted on 27 July 2026, after the published consultation period had closed on 23 July 2026. Whilst recognising that the Local Planning Authority may consider late representations at its discretion, the applicant has nevertheless responded to the matters raised in order to assist the Authority in its assessment.

Design and Appearance:-

The proposal has been carefully designed to complement the existing dwelling whilst enhancing its appearance and functionality.

The existing single-storey projection is currently finished with a flat felt roof, which is not characteristic of the original architectural form of the property. The proposal replaces this with a pitched roof that reflects the design of the existing house, creating a more cohesive roofscape and a more sympathetic appearance.

Rather than introducing a dominant addition, the pitched roof softens the visual appearance of the extension and integrates it more successfully with the existing building.

Privacy and Overlooking:-

The representation raises concerns regarding overlooking and loss of privacy.

These matters have been specifically addressed through the design of the proposal.

Importantly, the proposal does not introduce any new side-facing first-floor glazing. Instead, the existing side-facing first-floor window will be permanently removed, with the proposed study served solely by a rear-facing window.

Accordingly, the proposal will not create any new opportunities for overlooking the neighbouring property or its rear garden. On the contrary, the removal of the existing side-facing window reduces the existing opportunity for views towards the neighbouring property and therefore represents an improvement in neighbouring privacy when compared with the existing arrangement.

Scale and Residential Amenity:-

The representation also expresses concern that the proposal would appear overbearing and adversely affect the enjoyment of the neighbouring property.

The proposal should be considered in the context of the existing building.

The extension is constructed above an existing lawful single-storey flat-roof element and does not increase the existing footprint of the dwelling.

Furthermore, the design has been carefully developed to minimise its visual impact. Rather than creating a full-height extension across the existing roof, the proposal incorporates a pitched roof which slopes down towards the neighbouring property. This reduces the perceived bulk and massing of the extension, resulting in a lighter and more sympathetic form than would otherwise be the case.

When considered as a whole, the proposal does not increase the building footprint, does not introduce any new overlooking and has been carefully designed to minimise its visual impact. It is respectfully submitted that the proposal would not result in an unacceptable impact on neighbouring residential amenity.

For the reasons set out above, the applicant respectfully submits that the proposal would not give rise to unacceptable harm to neighbouring amenity and satisfies the design and residential amenity objectives of the Arun Local Plan. The applicant therefore respectfully requests that planning permission is granted.

Yours faithfully,

Andy Buchanan

For and on behalf of the Applicants

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date

of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>