

Mike Roddham
Fir Trees, Yapton Lane
Walberton
Arundel
BN18 0AR

Your Ref: OWPC15638
Our Ref: WA/57/17/PL 04-08-2017
Please ask for:
Mrs A Gardner

21st September 2017

Dear Sir/Madam

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

Conversion of 2 No. flats into 1 No. dwelling with two storey front & rear extension
(resubmission following WA/25/16/PL).

1 & 2 Stafford Cottages Yapton Lane Walberton

Thank you for your internet representation made on 20th September 2017 which has been recorded as '**an objection**' with the comments as follows:

This application relates back to WA/25/16/PL. In the drawings submitted with this, our privacy was initially protected by the balcony being fully inset within the first floor walls (drawing 15200/02R4 dated 6/5/16). This drawing was replaced by 15200/02R6 and 15200/02R7 (both dated 6/7/16) in which the walls were removed and neighbours' privacy was protected, to a lesser extent, by a floor-to-ceiling, obscured glass screen which extended to the extreme edge of the western wall. The drawings show the balcony as being a uniformly flat surface with the screens and a western balustrade fixed to the floor.

The officers report on this application stated: " Screening to the side elevations of the balcony is proposed to be conditioned to ensure no direct overlooking results to adjoining gardens. "

Conditional approval required that "The obscure screening shown on the submitted plans shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity. Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan. "

What has actually been built is a low wall around the balcony, not shown in any of the drawings in WA/25/16/PL or WA/57/17/PL. Attached to this wall is a staircase-style, pipework banister/balustrade with glass panels held in place by long clips. The horizontal rail on the western elevation is carried round the corners to continue some way into the northern and southern elevations, before rising diagonally to ceiling height. The effect of this is that anyone leaning on the horizontal rail can see clearly into the northern and southern neighbours gardens, right back to their back walls and leaving no area not overlooked. Further, the glass panels have large gaps of several inches surrounding them and the framework itself is set out from the western wall, leaving significant gaps through which neighbours gardens can easily be seen. These are not privacy screens, they are just decorative panels.

This in no way resembles the screening for which approval was given. Just as WA/75/16/DOC sought permission for a cheaper cladding than was originally specified, now WA/57/17/PL seeks permission for a cheaper balcony screening than was originally approved, at the cost of neighbours' privacy. It is easy for people on the balcony to see over and through the balustrade. During the building work, both neighbours experienced workmen calling to them from the balcony.

The design of the screening that has been installed and for which permission is sought does not satisfy either policy quoted in the conditional approval given to WA/25/16/PL. It DOES have an adverse overlooking effect on neighbouring properties, in that all their gardens, from house to western hedge, can be stared into from the balcony. This contravenes policy DEV19. This forms an unacceptable adverse impact on the neighbours in that it severely compromises their ability to enjoy their gardens undisturbed and unobserved, in contravention of GEN7. We are entitled to have our private life and home respected and this application should be refused as it infringes both this right and local policies.

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