

Eric Wilkinson  
Hanthorpe West Walberton Lane  
Walberton  
Arundel  
BN18 0QS

**Your Ref:** OWPC16508  
**Our Ref:** WA/75/17/PL 12-10-2017  
**Please ask for:**  
Ross Leal

7th December 2017

Dear Sir/Madam

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

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9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.

Land adjacent to Sunny Corner Copse Lane Walberton

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Thank you for your internet representation made on 6th December 2017 which has been recorded as '**an objection**' with the comments as follows:

*Further to our previous representation on this application I wish to add the following comments in light of the response from the applicant's representative that my original objection has elicited.*

*Susan Leeson suggests in her email of 30.11.17 (11.50am) that she has been "trying to work with" the neighbours over concerns raised by this planning application. I do not know about other neighbours' experience, but to my knowledge, there has been no attempt to take into account these concerns when considering the design and planning of this site. We met with the owners prior to submission to be shown the plans and I subsequently wrote to Susan Leeson with my concerns before submission following the "public" engagement event. To my knowledge, no concessions have been offered and reassurance has not been received. Additionally, I am not aware that the orientation of plot 1 has ever been changed as a result of concerns of being overlooked - perceived or otherwise.*

*An additional drawing submitted by the applicant's representative after our objections (30.11.17) indicate the minimum separation of 21m has been maintained - but only just - by a margin of 2.7m. It is difficult to understand why the plot 1 has been located so close to our land when there is so much other space on the site upon which to place the houses. A separation of 23.7m between our house and the dwelling on plot 1 does not feel like a design created with the intent to work with a neighbour nor provide housing which is sympathetic to the existing residents in the vicinity of this proposed development. The plan referred to above does not include the presence of a permanent (concrete foundation) summer house at the apex of our garden which is in direct line of site of the front windows of plot 1. The proximity of our summer house to the dwelling of plot 1 will further erode our privacy and ability to enjoy our garden throughout the year.*

*It is worth mentioning that the construction to Hanthorpe has not benefited from an extension to the property. The part of the building labelled as such on the applicant's supplementary plan was included in the original construction of this house which was completed in 2005. It provides for a sun balcony above it which is in direct communication with 2 bedrooms. Clearly, we will no longer be able to use this balcony should the development proceed according to the submitted plans. Should we wish to convert the balcony that we can no longer enjoy into extensions of the existing bedrooms then I would imagine the be concerned that the residents of proposed plot 1 will have concerns about their loss of privacy and being overlooked!*

*These concerns and those of the already mentioned high flood risk to the boundary line could be mitigated by locating the development further away from the boundary as there is more than sufficient land and space to accommodate a larger buffer zone between the new development and the existing land and dwellings in the vicinity.*

*Eric and Brenda Wilkinson  
Hanthorpe*

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