

Dr Paul Cox
Hillview,
Yapton Road,
Barnham,
West Sussex.
PO22 0BJ

Your Ref: OWPC25616
Our Ref: Y/111/19/PL 03-12-2019
Please ask for:
David Spring

4th February 2020

Dear Sir/Madam

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

Variation of conditions 2 & 4 following the grant of Y/37/18/HH; 2-provision of detached garage to include infill matching pitched roof & associated dormers & 4-window to be standard glazed & normal opening provisions.

Mayfield House Yapton Road Barnham

Thank you for your internet representation made on 3rd February 2020 which has been recorded as '**an objection**' with the comments as follows:

This application is now vastly different from the previous one. It has changed from 'a games room above garage space' into a two-storey dwelling with permanent residents. We believe that the final building will, in effect, create two semi-detached houses that stretch right to the very edge of our boundary resulting in a building that will be disproportionately large for the width of the plot.

The new amendments will have an enormous impact upon our privacy, particularly if permanent residents occupy the new space. The previous application was accepted with the condition that 'frosted' glass would be used at the rear (condition 4). If this condition was applied when only occasional use of the 'games room' was proposed, then the case for imposing this condition is now far stronger with permanent residents in place. We note that the extension would initially be occupied by elderly people, and we are sympathetic towards this situation, but the assertion that the couple will normally be 'downstairs' clearly cannot be guaranteed, the space may also be occupied by other people in the future, and therefore we do not believe that this represents a sound reason for the removal of any of the conditions that were previously applied. Although the new proposal incorporates a minor adjustment to the position of the glass at the rear of the extension, most panes are in exactly the same place as before and extra panes are proposed. The dormer windows at the front look directly into our drive and front garden area. Again, this becomes a much bigger imposition on our privacy if the 'extension' is to be occupied by permanent residents. If the previous application was not acceptable as a separate dwelling (condition 3) then surely this should not change just because the two buildings are "joined up" in the middle. This seems to be a ploy to manipulate the planning process in an unacceptable way.

In conclusion, we object to the proposed amendments as we believe that they will have a significant impact upon our privacy. We also object to the proposed change of use to a permanent dwelling space. Again, this change will have a significant impact on our privacy and the proposed amendments would result in over-intensive use of the available space, is wholly inappropriate for the site that it would occupy and is detrimental to the surrounding neighbourhood.

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