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9th July 2026

Mr & Mrs Ian Senior
Channings
Littleheath Road
Fontwell
Arundel
BN18 0SR

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@arun.gov

Dear Sir/Madam,

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

Application No:	AL/39/26/HH
Site Address:	Long Meadow Dukes Road Fontwell BN18 0SP
Description of works:	Detached annexe with basement storage.

Thank you for your internet representation made on 8th July 2026 which has been recorded as no objection with the comments as follows:

OWPC84663

AL/39/26/HH

In response to the proposed planning application above:

We question the Biodiversity Statement where the proposed development is described as "positioned in the central urban area of Fontwell". Dukes Road cannot be described as urban and is separated from Fontwell Village by the A27 and is adjacent to the South Downs National Park meters away. This area north of the A27 is very much rural in character and Dukes Road is a country lane with mature trees and hedges.

The development is described as a detached annex with basement storage and we raise the following questions for consideration.

Why is the annex detached from the main residence

The planning proposal refers to the annex being for residential use and storage and includes both bathroom and kitchen facilities, but we ask why is such a huge area required for storage and why underground?

Is this proposal perhaps a future use as a separate dwelling and should it therefore be assessed regarding residential development in this area?

The materials proposed do not seem to be in harmony with the local character even though the development will be located behind the roadside hedge.

In the past four years the local planning authority has consistently refused inappropriate development in the area and several have been dismissed on appeal, when reference has been made to safeguarding the character of the area.

Conclusion:
We do not object to the planning application provided that the above concerns are considered and that it is used as part of the primary residence only.

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

NC.

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