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9th July 2026

Geoffrey Belcher and Elizabeth
Pine Trees, Littleheath Road
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 9th July 2026 which has been recorded as no objection with the comments as follows:

OWPC84677

The proposed development.

The development is described as a "detached annex" but there are a number of questions regarding this description:

Why is the proposed building separate to the existing house?

What is the meaning of underground storage and why go to the trouble of putting it underground ? It appears the storage may be for a specific use which is unclear.

Why are residential facilities, that is a kitchen and bathroom, included in the accommodation?

The form and materials of the proposed building appear alien and do not respond in any way to the local character.

It may be surmised that the proposal paves the way for a separate dwelling. Any such new proposal should be assessed according to the established criteria for assessing residential development in the local area.

The character of the site.

The Biodiversity Statement that forms part of the application describes the site as being "positioned in the central urban area of Fontwell". This is misleading. It is in no way "urban" ; it is separated from Fontwell village by the A27 and is adjacent to the South Downs National Park. The site represents very much of the rural and leafy character of Dukes Road and of the SDNP. Since the war the character of the local area has evolved without massive change and it retains a country lane feel with mature trees and strong hedges.

The local planning context.

The local planning authorities have consistently refused inappropriate development in the area and several have been dismissed by the Planning Inspectorate on appeal. The latest proposal (AL/117/24/OUT in Littleheath Road) was dismissed on appeal (ref 2704), and the inspector's report for the latter should be looked at as a significant contribution to safeguarding the character of the area.

Since 2018 Arun Council's adoption of a design guide as supplementary planning guidance has given helpful recognition of the character of its local areas and how to deal with design proposals .

Conclusion

We do not object to the planning application provided that it is ancillary to the main house and not for a use that may be to the detriment of the area. Any proposal should follow established local planning guidance.

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