

Mr G. Clements and Mrs D.C. Clements
Orchard Lodge
Littleheath Road
Fontwell
Arundel
BN18 0SR

Your Ref: OWPC24360
Our Ref: AL/62/19/PL 17-07-2019
Please ask for:
Maria Tomalova

23rd September 2019

Dear Sir/Madam

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

1 No. new dwelling. This application is a Departure from the Development Plan.
Land Rear of Sundown Littleheath Road Aldingbourne

Thank you for your internet representation made on 20th September 2019 which has been recorded as '**an objection**' with the comments as follows:

This application is a departure from the development plan and we should like to make the following points for your consideration.

The only new build residential developments (as opposed to extensions/alterations) undertaken in Littleheath Road (south of Dukes Road) within the last thirty plus years have been two dwellings constructed on the west side of the road in 1989. These two units replaced two existing dwellings known as Dragonara and The Apiary, both of which were demolished as a condition of the planning application. Application nos: AL/93/88 and AL/119/88.

The application under consideration no: AL/62/19/PL is not the replacement of an existing dwelling and therefore not on a "one for one" basis.

As far as we are aware, all subsequent planning applications for new build residential development in Littleheath Road have been refused (some on appeal):-

a) AL/66/89 Land adjacent to Channings. One detached house with garaging. Refused on appeal.

b) AL/66/00 Land rear of Longdown. Construction of three detached houses. Refused. (We believe it was also refused on appeal.)

c) AL/69/15/PL Conversion of a detached garage and store to form a self-contained dwelling. Refused.

All applications were departures from the development plan.

The application under consideration is for a substantial four bed detached property adjoining the remaining site of Sundown, a detached bungalow. To the south of the site under consideration are located two small semi-detached bungalows.

Littleheath Road is a quiet, rural, mainly countryside location, with land to the west side mainly comprising agricultural farm land and paddocks, plus four detached residences.

Littleheath Road lies outside an existing built up area and therefore only development for essential rural purposes should be permitted.

The countryside location of Littleheath Road, abutting the South Downs National Park, understandably lacks local facilities/amenities e.g. buses, local shops, no footpaths or street lighting. This makes the area heavily reliant on the use of private cars and with additional use, the road would become more unsafe for cyclists, walkers, especially with children, and for animals, e.g. dog walkers and the many horse riders in the area.

IN CONCLUSION: We therefore object to this application, as the existing rural/countryside location should be protected and not adversely affected by speculative development not in accordance with the development plan.

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