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28th October 2020

Frances Newman
The Old Stables, Old Dairy Lane
Norton
Chichester
West Sussex
PO20 3AF

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: AL/70/20/PL
Site Address: West Barn Old Dairy Lane Norton PO20 3AF
Description of works: Residential Mews consisting of 6 No dwellings. This application may affect the Norton Lane, Norton Conservation Area, may affect the setting of a listed building, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable.

Thank you for your internet representation made on 27th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30690

I wish to register my objection to the proposed scheme submitted under AL/70/20/PL.

The proposal appears to be a rehash of the two previous applications made on the site by the same applicant, both of which were refused and subsequently dismissed at appeal.

The core principle of the proposed development has not changed from these failed applications and furthermore fails to address the concerns raised by the Planning Authority and the Planning Inspectors at those times.

The proposed terrace of two storey dwellings will be located 5.8m from the rear boundary of my single dwelling and approximately 15m from the southern elevation of my property. The proposed terrace is located due south and will therefore have an overbearing presence and overshadowing effect on my property and rear garden. This will severely impact my residential amenities and create an unneighbourly development completely out of character with the area which, in my opinion, would also have a negative impact upon the conservation area of which part of the application site is located.

The site plan overlay and statement refer to an existing barn (demolished) and use this as support for the proposed terrace. This barn was demolished years ago prior to the conversion of the redundant farm to residential units / tourist accommodation units / offices in 2008 under planning application AL/92/08. At that time the tennis court had already been erected. Therefore the use of the long since demolished barn as evidence to support the application is misleading and wholly inappropriate and should be ignored.

The planning statement suggests that the scheme is sustainable and cites several inaccurate claims regarding distances to shops and public transport.

As noted in numerous other objections these have been wildly misrepresented and do not reflect the realities of Norton being a quiet, remote and quite inaccessible hamlet which relies on residents being in the possession of their own means of transport.

The planning statement also cites the recent planning approval for a separate dwelling at Norton Farm House which is located to the North of Old Dairy Lane as supporting evidence for the scheme.

That approved dwelling bears no resemblance in terms of design, location, policy compliance or impact upon adjacent dwellings and therefore should not be used as evidence in support of this application.

I am also concerned regarding the potential safety of any occupants of the proposed terrace as the requirement for fire brigade access to the site is not achievable.

Old Dairy Lane is quite narrow and is restricted at the junction with Norton Lane by a pair of gate piers and garden walls. The available space for turning into and accessing through the piers of Old Dairy Lane would not meet the required swept path analysis for a full fire tender.

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 on the website. 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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

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.