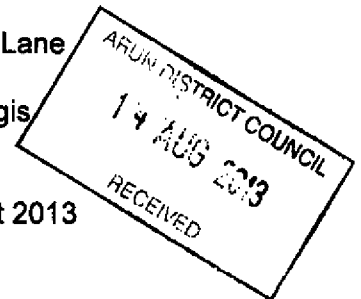


Arun District Council Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

'Dovedale'
71 Barrack Lane
Aldwick
Bognor Regis
PO21 4DE

10th August 2013



Dear Sir,

Planning Application AW/159/13 (78 Barrack Lane)

We object to the above application to construct a 'New Detached Garage' in front of 78 Barrack Lane. It conflicts with Arun District Local Plan 2003 POLICY DEV 19:

- (i) The proposal is *unsympathetic* to the existing building as it is disproportionate in scale and rather than being *visually integrated* with the house the proposed site, occupying virtually the entire front lawn, intrudes upon it and removes valuable open land which makes a *material contribution to the local environment*. (see also POLICY GEN 7 (vi))
- (ii) Rather than being *visually subservient to the main building* its area and height ensures it would be visually prominent and intrusive and would obscure a significant proportion of the property extending above first floor level. It would not only impair views from neighbouring properties but create an eyesore and distraction for vehicular and pedestrian traffic travelling along Barrack Lane.
- (iii) The siting and dimensions of the proposed structure would have an unacceptable *adverse, overbearing and detrimental impact* on neighbouring properties.
- (iv) The proposed garage is 'shoe-horned' into the existing space (barely a metre separating it from the front wall and the northern boundary) at the expense of the present open space occupied by a lawn which is currently compatible with the use of the front of neighbouring properties. If approved the garage would be incompatible and out of keeping with the ambience of the neighbourhood and *rather than contribute to would detract from* the immediate environment.
- (v) The proposal massively *compromises the established spatial character and street scene* which Arun District Council has designated An Area of Special Character. The proposal conflicts with criteria outlined in Arun District Council's designation, and is contrary to its spirit and purpose. It contravenes the criteria for the Barrack Lane Area of Special Character - '*buildings set back from the road with established mature front gardens*'.

In addition to the objections outlined above directly relating to POLICY DEV 19 we would appreciate if you also took into consideration the following:

- (vi) The broadleaf tree in the south-east corner of 76 Barrack Lane abutting the proposed site of the garage is subject to a Tree Preservation Order and digging foundations for a new garage would irreparably damage the roots
- (vii) The applicant was aware of the absence of a garage when buying the property and to propose siting it in the front garden exhibits an astonishing effrontery and total lack of sensitivity to neighbours and its surroundings.
- (viii) The property (78 Barrack Lane) has remained empty since it was purchased in March 2013 and allied to the delay in submitting the proposal AW/159/13 raises questions.
- (ix) If permitted the proposal has the potential to alter the character of the area by creating an undesirable precedent for front garden development. We appreciate that the concept of a 'building line' no longer fulfils a statutory function but we understand it is still good practice to use it as a 'guiding principle' in considering applications of this nature. In this case it obviously offends the criteria for the Barrack Lane Area of Special Character.

Finally, a correction on a matter of fact. The plan of the Front Elevation (03) is annotated '*hedge to be planted which will grow to screen garage similar to property opposite*'. The fact that the applicant considers it necessary to plant a hedge to screen the garage is an admission that he is conscious of its impact. 'Opposite' is 71 Barrack Lane. The beech hedge on this property was not planted to screen the garage but to mark the front boundary of the property at the time it was planted. The beech hedge stands 20 metres from the garage (not barely a metre as in the proposed hedge in 78 Barrack Lane) which is integral to the house and built simultaneously well within the building line existing in 1981. To attempt to draw a comparison between the proposed screening hedge and the established beech hedge is absurd.

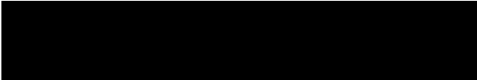
There are other considerations surrounding the proposed screening hedge such as the species, the length of time it will take to grow, the narrow space between the garage wall and the front wall which is inimical to pruning, maintenance etc as access along the whole length would be impossible. We know from experience that in this environment self-seeding weeds, brambles and ivy require constant attention and access along its entire length. Given the narrow space the proposal to plant (and maintain) a hedge is unrealistic.

There are additional concerns such as the angle of vehicular access from Barrack Lane into the proposed garage which would require skilful manoeuvring from the highway into a narrow drive. Any obstruction and delay to entry could cause a hazard and danger to vehicles travelling along Barrack Lane.

In summary we consider Application AW/159/13 to be unsympathetic and unneighbourly and we oppose it for the reasons specified above.

Yours faithfully,


Spencer Thomas (Dr)


Audrey Thomas (Mrs)