



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

3rd March 2021

Anthony Maybury
The Firs
2 St Johns Close
Aldwick
PO21 5RX

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

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AW/353/20/OUT
Site Address: Land adjacent to 1 Cambridge Walk Aldwick PO21 5RL
Description of works: Outline application with some matters reserved for 1 No. new dwelling.

Thank you for your internet representation made on 28th February 2021 which has been recorded as an objection with the comments as follows:

OWPC34126

Arun Planning Department, 28th February 2021

The application is against all of the Garden Estate principles described in The Aldwick Parish Council Design Statement of June 2015.

In particular:

Guidance on Future Development, pg 7 onwards
& Development Criteria, pg 9 onwards.
Both of these are contravened several times.

In addition, from the same document - Character Area 15, West Meads, pg 68 onwards.
The whole philosophy being one of Large Open Plan Gardens, Wide Pavements, Grass Verges, Trees, summarised as a 'Feeling Of Open Space'

Described in great detail in the Area 15 Breakdown many of the West Meads requirements mentioned Design Attributes for the Area are contravened with this application.

I draw your attention to a photograph of Cambridge Drive shown in The Aldwick Parish Council Design Statement of June 2015 - pg 69 at the bottom of the page clearly showing the Openness of Cambridge Drive. This application proposes to build upon Open Side and Frontage Garden Land, it's not hard to imagine a new bungalow that would be 2 metres from the footpath protruding out of the green frontages shown using the photograph.

In addition to my concerns above I also raise several concerns with regards to the Design Specifics of the Out Line Application

Access to the SSE Electricity Sub-Station - if the Sub-Station fails the affected properties could be severely inconvenienced whilst access to the Sub-Station is provided. I understand a Right of Way (or similar) is in place with SSE but should the whole area be 'Fenced Off' as stated as part of the creation of the rear garden, and / or additional Car Parking Space provided here (should this be required) I am extremely concerned that a delay will occur before any rectification work by SSE could start.

6 Foot Fencing is proposed in the application which goes against 'The Openness' requirements.

The Out Line Application makes specific reference to there being NO requirement for "new or altered vehicle access to or from the public highway". Whilst on the details for the Out Line Plans it clearly shows a preferred requirement for off road parking in the front garden which would require access from the Highway. There is however an alternative proposed for rear parking for which there is the Sub Station access concern.

The Out Line Application states that there are no trees on the plot, whilst in fact there 5 trees, one being a Mature Silver Birch Tree and 4 smaller trees.

3 of the smaller trees would require removal as they are currently located on the proposed foundation line, whilst the roots of the mature Silver Birch tree are likely to be affected by the Construction of the Foundations potentially requiring removal of the tree.

The application is for a 2 Bedroomed Bungalow on a very small plot. Without seeing any 'Formal Planning Application Plans' should the Outline Application be approved it is hard to imagine how this could be achieved without a Loft Conversion. Which by its very nature would require Dormers, and assuming that the Ridge Line follows the existing bungalows of Cambridge Walk, would overlook neighbouring properties. It's also a requirement of the Design Criteria that we have low roof pitches.

The current bungalow at No1 Cambridge Walk has obscured glass on the Eastern side of the property that overlooks Cambridge Drive opposite which is our property of No2 Saint Johns Close and more specifically 2 Bedrooms. Should this Out Line Application be approved I would ask that as a requirement of any formal Planning Application being approved that NO Plain Glass Windows are allowed that would overlook No2 Saint Johns Close. I believe that in addition this is one of the requirements of the Area 15 Development Criteria.

A Maybury

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. 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>.

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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.