

Mr TC Frears
Rookery Farmhouse
North Bersted St
Bognor regis
WestSussex
PO22 9 A

Your Ref: OWPC26310
Our Ref: BE/13/20/PL 07-02-2020
Please ask for:
Maria Tomalova

14th April 2020

Dear Sir/Madam

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

Single storey dwelling with detached carport (alternative to BE/64/17/PL). This application may affect the North Bersted Conservation Area.

Rear of Blackberry House Berry Lane North Bersted

Thank you for your internet representation made on 11th April 2020 which has been recorded as **'an objection'** with the comments as follows:

I object to this application on the grounds that it would be harmful to the setting of the North Bersted conservation area . The principal feature of this area is stated by Arun District Council to be its country character.English heritage in its letter to the Council dated 22 Aug. 2003 states that the paddocks to the rear of properties along North Bersted St are "inextricably linked to the Conservation Areas . This application relates to one such paddock.The application requires regular car access to and from the proposed property which would urbanise the setting of the Conservation Area . The Site 6 local plan inquiry Inspector emphasised the importance of maintaining the identity of Berry Lane (see para 6.8.46 of his report)

The second ground for objection is that Berry Lane is a.much used and ancient public footpath .Apart from regular walkers and dog walkers it is used by mothers to take their children to and from school .Berry Lane is closed to traffic by means of a locked gate and should remain so . This application envisages regular car traffic along Berry Lane to the property and would thus constitute

1:-Harm to the setting of the Conservation Area

2:-Serious infringement of a public footpath

3:-Danger to children coming to and from school

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