

27th April 2026

M Field
24 Greystone Avenue
24 Greystone Avenue
PO21 5EA

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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: BE/18/26/PL
Site Address: Land West of 26 Greystone Avenue Bersted PO21 5EA
Description of works: Erection of 1 No. detached four-bedroom dwelling (self build) with associated car parking, bike store and landscaping. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 24th April 2026 which has been recorded as an objection with the comments as follows:

OWPC83153

I wish to formally object to the above planning application. I have several concerns. While there are a mix of bungalows and two-storey properties in the wider area, the plot sits directly adjacent to a single-storey bungalow. The proposed dwelling, by virtue of its height, scale and massing, would appear dominant and overbearing in this immediate context. The inclusion of dormer windows gives the impression of a three-storey structure, which would further exacerbate the visual impact when viewed from the neighbouring bungalow and the adjacent cul-de-sac. This results in a form of development that fails to respond appropriately to its immediate surroundings and would cause harm to neighbouring amenity. Such as overlooking and loss of privacy. The development would directly overlook neighbouring properties, in particularly the bungalow at No. 26 Greystone Avenue. The elevated height and window placement, including dormers, would result in a significant loss of privacy and an overbearing impact on adjacent gardens, potential loss of light for No 26 and additional noise and disturbance.

I am also concerned about works carried out over the drainage ditch on Loats Lane, which appears to have been filled in, with a pipe installed and covered. A "culverted ditch" was referenced in a previous planning application for development on Loats Lane (BE/52/15/PL). This drainage feature within the site may play an important role in managing surface water in the surrounding area. Any disturbance, construction, or alteration of this land could therefore impact local drainage and increase the risk of flooding or water management issues for nearby properties.

I am concerned about the potential loss of biodiversity. Significant clearance work has already took place on the site, however it is worth mentioning that vegetation and trees at the end of Greystone Avenue have

already been removed leaving the end of the road looking very untidy.

Greystone Avenue is a quiet, no-through road with a turning head designed for residents use. I am really concern that the development could result in pressure to create access through this turning area, either now or in future, which would fundamentally change the nature of the road. Any such access would harm highway safety, reduce available turning space, and erode the quiet residential character of the cul-de-sac. A condition should be imposed to prevent any access from Greystone Avenue.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>