



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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11th November 2024

Christopher Wells
44 Elm Grove,
Barnham
Bognor Regis
West Sussex
PO22 0HL

Case Officer: Aishwarya Reddy
Telephone: 01903 737649
Email: aishwarya.reddy@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/122/24/HH
Site Address: 43 Elm Grove Barnham PO22 0HL
Description of works: Erection of front link attached garage and workshop with home office above.

Thank you for your internet representation made on 11th November 2024 which has been recorded as an objection with the comments as follows:

OWPC72202

Objection to the proposed front linked attached garage and workshop with home office over on the grounds of surface water flooding.

The applicant has stated that surface/rainwater will be directed to the existing system served by a large soakaway situated at the rear of the property during construction of the large two storey extension in 2021. What the applicant doesn't mention is that subsequent to the extension being built, a 10 meter swimming pool was constructed in the rear garden, and 70% of the rest of the garden was covered in non-permeable porcelain tiling. During construction of the house extension in 2021 a garden cabin was built on the North boundary, some 25 square metres surface area, further reducing the permeable surface in the garden. The result has been excessive surface water run-off, contributing to surface flooding in the neighbour's garden. The existing soakaway in the rear garden clearly was never designed to cope with 70% of the garden being covered with a non-permeable surface, nor can it accommodate any further run-off from the proposed garage.

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/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.

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 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>