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6th December 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 5th December 2024 which has been recorded as an objection with the comments as follows:

OWPC72806

Objection to the building of front link attached garage and workshop on grounds of housing design policies in Barnham and Eastergate Neighbourhood development plan, specifically 4a, building in front of the historic building line.

The houses on Elm Grove are almost all (with one exception built in 1906) set back from the road by between 10 and 15 metres. The established building line is enforced by covenants restricting building within 30 feet of the front boundary. Many of these houses are Edwardian period buildings, similar to those in the adjacent Barnham Road and Downview Road area of character, and deserve protection from out of character building. The recent refusal of permission for a similar out of character garage building at 142 Barnham Road on application BN/129/24/HH is pertinent. The decision there is similarly applicable to this application:

The proposed garage, by reason of its siting, scale, height and design, would appear unduly prominent within the street scene of Elm Grove. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the adjacent dwelling, street scene and wider area.

Furthermore, the adjacent dwelling, built with dual aspect including some windows to the North West elevation, would lose even more evening light, (following previous extensive extensions at this site in 2021) particularly to the Road facing main South West elevation.

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>