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Rob McHale
Mayhurst, 37 Elm Grove
Barnham
Bognor Regis
West Sussex
PO22 0HL

10th December 2024

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 10th December 2024 which has been recorded as an objection with the comments as follows:

OWPC72903

Objection: - surface water flooding

The 2021 extension works and associated hard landscaping/pool/detached home office building increased the impermeable areas by well over 100% and following removal of trees and mature shrubs evident inundation of the front garden has occurred more frequently, as has run-off into the adjoining property, 44 Elm Grove.

The serious winter flooding of 94/95 lead to a series of meetings in the Council chambers with Arun DC, the Environment Agency and Elm Grove Road association (myself as then Chairman). Recognising future risk, Arun DC funded installation of surface drainage in Elm Grove for the first time. Key factors raised by E.A. and recognised by Arun included the role of established sub-soil drainage offered by natural garden access to the rife system serving the rear of the properties on the north side of Elm Grove, ultimately discharging to the south.

Obstacles to such flood amelioration measures include the huge increase to impermeable areas detailed above, only worsened by the proposed further increase of the impermeable footprint of this property.

The assertion by the applicant's agent that this proposed addition would not diminish the permeable area is both illogical and contrary to the historic rationale expressed by both Arun DC and the Environment Agency.

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>