



Arun District Council
Arun Civic Centre
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6th December 2021

Stephen Gardner
18 HALL COTTAGES, BARNHAM ROAD, EAS
Barnham Road
Chichester
WEST SUSSEX
po20 3rs

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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: BN/142/21/PL
Site Address: 1 Como Barnham Road Eastergate PO20 3RT
Description of works: Erection of a new two-storey building to contain 2 No 2 bedroom flats with associated parking, bin and bike stores and landscaping. This site is in CIL Zone 2 and is CIL Liable as new flats.

Thank you for your internet representation made on 3rd December 2021 which has been recorded as an objection with the comments as follows:

OWPC42343

FROM: S Gardner, 18 Hall Cottages (neighbours)
DATE: 03:12:21
SUBJECT: BN/142/21/PL

Its unclear from the plans provided if there are windows or fan outlets from both the kitchen and bathrooms of both flats which will overlook the rear gardens of neighbouring properties and potentially invade their privacy. The height of a 2 storey building plus roof would cast a shadow over the rear of the adjacent garden for most of the winter months and in the summer would block light in the mornings to midday. The large oak tree is not shown on the plans, we take it this will be cut down and the roots removed? Will we lose another great tree to urban development ? Also we feel that with the 500+ new properties being proposed in the surrounding fields and the 30 dwellings already granted planning on the south side of Barnham Road added to the 3000 odd new homes in the Arun plan the "need" for 2 new small flats with inadequate parking in this area is not that great ("Under the Arun Parking Standards SPD, a minimum of 2 parking spaces per dwelling would be required for a development of this size and location.") and would lose the rural nature of the area plus there's the water/sewage drainage issue highlighted in the Engineers (Drainage) comments that needs to be properly addressed.

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.

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>