



Arun District Council
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8th December 2021

Mr and Mrs Stroud
Flint stones, Barnham Road
Po20 3rt

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 7th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42446

We are writing to vehemently object to the above planning application reference BN/142/21/PL.

The proposed development would result in an over development and over intensification of the site, with a site layout that is incongruous to the surrounding street pattern on the northern side of Barnham Road.

The applicant compares this current application to the one previously approved on the site, ref. EG/50/18/HH, which we raised no objection to. This previous application was for an extension to the existing dwelling, resulting in no additional residential units. Further, the siting, height and scale of the previously approved extension was very different to that currently proposed.

The height, mass, and location of the proposed building is such that it would be severely detrimental to the amenity of neighbouring properties by means of overbearing and overshadowing.

The windows on both side elevations would overlook the private amenity areas of the neighbouring dwellings, especially no.18 Hall Cottages and the Mowhay.

The siting and scale of the proposed building, detached from the existing, would give it a somewhat alien appearance, invasive to the street scene, particularly from the private road that runs parallel to the site.

Although it is noted that WSCC highways have raised no objection to the proposal, parking is very limited in the area, and there appears to be no provision for guest parking. Whilst it is appreciated land ownership and rights of access are not material planning considerations, it is relevant in this instance to point out that the road adjacent to the proposal is private and not for the use of the residents of Como or their visitors.

Barnham road is a B classified road with no on-road parking.

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>