



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

16th February 2021

Nigel Madge
58 Downview Road
Barnham
West Sussex
PO220EF

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/150/20/PL
Site Address: Land at Chantry Mead & Rear of 14 -18 Downview Road Barnham PO22 0EG
Description of works: 3 No dwellings including access, landscaping & associated works (resubmission following BN/51/20/PL). This site is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 15th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33776

1. AREA OF SPECIAL CHARACTER

The proposed build is not in keeping with structure and density of Downview Road as outlined in the ADC's "Area of Special Character Supplementary Planning Guidance" of Downview Road. The squeezing of three houses into such a small plot by taking gardens from Nos. 14 and 15 Downview Road and the land adjoining houses in Chantry Mead to use as their gardens, is not in keeping with the Character of the area.

It is also commented upon in the conclusions of the original plan rejection (BN/51/20/PL) under the heading "Visual Impacts".

Quote: "The proposals result in harm to the immediate street scene and visual amenity of the area, in conflict with NPPF, ALP policies D SP1 and D DM1 and policies ES5, ES6, and H4 of the B&ENP.

2. PRIVACY

The proximity of the build to both the bungalows in Downview Road and the houses in Chantry Mead will lead to severe privacy issues. The view from the proposed new build will be straight into the gardens and main living areas of the adjoining properties causing "unneighbourly relationship and harm". It is also commented upon in the conclusions of the original plan rejection (BN/51/20/PL) under the heading "Residential Amenity"

Quote: "The proposals would fail to protect the residential amenity of neighbouring occupants, in conflict with

para 27 of the NPPF AND ALP policies D DM1 and QE SP1"

3. PRESEDENCE

Only 200 metres west of this proposed build a plan has been approved to build between 2000 and 4000 houses along with the main A29 being rerouted to run behind Chantry Mead less than 40 metres from the proposed build. It is also commented upon in the conclusions of the original plan rejection (BN/51/20/PL) under the heading "Summary"

Quote: "However, any benefits of the proposals would not be out weighed by the significant and demonstratable harm to visual and residential amenity as a result of this 'backland' garden development."

4. FLOODING

There has been severe flooding in the gardens of 19, 20 and 21 Downview Road over the years and an underground river flows under the garden of No.21 east joining the main river on the east of Downview Road. Such a build, would potentially disrupt the water table causing more substantial flooding. It is also commented upon in the conclusions of the original plan rejection (BN/51/20/PL) under the heading "Drainage"-

Quote: "The ground conditions in the area (including Chantry Mead) during peak winter levels, the drainage for this site could be very challenging."

5. COVENANTED GROUND

The land between 16, 17 & 18 Downview Road and 8, 9, 10 & 11 Chantry Mead is covenanted land as shown on H.M.Land Registry Title Number WSX 205783 . The second schedule to that covenant states:

" Not to use the land hereby conveyed or any part thereof otherwise than for the purpose of garden ground."

6. DAMAGE

Downview Road is a private road maintained at the expense of the residents of Downview Road. The road was resurfaced some eight years ago at the coats of £20,000, paid for by the residents. The road would suffer damage through heavy traffic use

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the

members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.