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Ms M. TOMALOVA
Development Control Arun District Council
The Arun Civic Centre
Maltraverse Road
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BN17 5LF

Dear Ms Tomalova

Objections to plan BN/150/20/PL

The following are my objections to the plan.

1. AREA OF SPECIAL CHARACTER

Immediately adjacent to this development is an “**Area of Special Character**”. Downview Road is a private road consisting of well established one and two storey buildings. It lays at the perimeter of Barnham village and maintains a country lane appearance. Properties in Downview Road and adjoining Elm Grove are described at local estate agents as “highly sought after” because of its unique character and has been designated an “**Area of Special Character**” by Arun District Council. An extract from ADC's “Area of Special Character Supplementary Planning Guidance” of Downview Road, Barnham reads:

“Each property is individual in design enhancing this section of the Area of Special Character.” It goes on to say, “The special character derives from the, mainly, large dwellings standing in substantial gardens and grounds set back from the roadway. The feeling of spaciousness between the buildings is important. There is a considerable amount of mature planting which combined with hedges and lack of formal pavements over part of the area provide a distinctly mature suburban character”.

The proposed build is not in keeping with structure and density 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 that was let to the adjoining houses in Chantry Mead to use as their gardens, is not in keeping with the Character of the area. The proposed build would lead the area becoming yet another housing sprawl and would “*fail to reflect the established pattern and layout of development in 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. PRECEDENCE

No. 10 Downview Road submitted a similar application recently (EG/108/17/OUT) asking permission to build a chalet bungalow in his garden. The plan was rejected by Arun District Council. To allow this plan would be contrary to the decision made in the previous application and set a precedent for all the houses in Downview Road to sell off their gardens and continue this urban sprawl. 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, I would argue, would 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 costs of £20,000, paid for by the residents. The road would not be able to take the constant movement of heavy vehicles delivering materials for the build without being damaged.

Submitted for your most serious consideration.

Stephen J. Goulding.