



Arun District Council
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17th February 2021

Peter Arundale
21, Downview Road,
Barnham,
West Sussex
PO22 0EG

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 16th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33817

My objections to the proposed plan are as follows:

1. Area of Special Character

The proposed development is adjacent to an "Area of Special Character" as designated by Arun District Council. Downview Road is an unadopted private road consisting of well established one and two storey dwellings, and maintains a country lane appearance. The ADC's planning guidance referring to Downview Road states:-

"Each property is individual in design, enhancing this section of the Area of Special Character. 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 provides a distinctly mature suburban character."

2. Structure and Density of Downview Road

The squeezing in of 3 houses into a small plot by taking gardens from No.s 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 to the area becoming a higher density housing sprawl and would fail to reflect the established pattern and layout of the area.

This issue was commented on in the conclusions leading to the original planning proposal (BN/51/20/PL), being rejected under Visual Impacts:-

"The proposals result in harm to the immediate street scene and visual amenity of the area in conflict with NPPF, ALP policies D AP1 and D DM1, and policies ES5, ES6, and H4 of the B&ENP."

3. Privacy

The proximity of the proposed build to bungalows in Downview Road and houses in Chantry Mead will create severe privacy issues. The view from the proposed new two storey buildings will be straight into the gardens and main living areas of the existing adjoining single storey properties.

This issue was commented on in the conclusions of the original plan rejections (BN/51/20/PL) under the heading Residential Amenity:-

"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. "

4. Precedence

No. 10 Downview Road recently submitted a similar planning application (EG/108/17/OUT), to build a chalet bungalow in the back garden. The plan was rejected by Arun District Council. To allow the current proposal would be totally contrary to the decision made regarding the previous application, and set a precedent for other houses to sell of their back gardens and continue the urban sprawl. This issue was commented on in the conclusion of the original plan rejection:-

" Any benefits of the proposals would not be outweighed by the significant and demonstrable harm to visual and residential amenity as a result of this 'backland' garden development. "

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.