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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 24 February 2021 14:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application BN/150/20/PL

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[Daun Johnson](#) | Technical Support Unit Assistant, Directorate of Place, [Arun District Council](#) | Location: GroundFloor, Phoenix House,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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Save the environment - think before you print.

From: Dennis Clement [REDACTED]
Sent: 24 February 2021 13:51

To: Planning <Planning@arun.gov.uk>

Subject: Application BN/150/20/PL

Ms Tomalova,

I am writing to object to the **plan BN/250/20/PL**

This is a further application following one received last year which was declined and to which I objected as I do to this one.

This application is in a well established road of one and two story properties and is adjacent to an "area of special character" as designated by Arun District Council and I can but quote "Each property is individual in design enhancing this section of the Area of Special Character." Further "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". How then can squeezing new properties in existing gardens be upholding your own description of the area?

The new builds would lead to privacy issues with overlooking into existing properties and gardens i.e. an unneighbourly situation would be created. Other applications have been declined by the council for properties in "back gardens" so there is no precedent for this latest proposal.

Also there are proposals for between 2000 and 4000 new properties in the immediate area together with a rerouted A29 so I can see no reason whatsoever for the need to now squeeze these properties into the bottom of existing gardens, The land in question is still covenanted ground for the use as garden ground which prohibits erection of dwellings. I believe the covenant states "Not to use the land hereby conveyed or any part thereof otherwise than for the purpose of garden ground.

As you well know the land in this area has flooding issues with an underground river under the garden of No 21 and more building would enhance the chance of further problems.

Finally, this is a private road which is maintained by the residents and further heavy use can only be detrimental to the existing surface.

I strongly oppose this application.

Dennis Clement
23 Downview Road
Barnham
PO220Eg

