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11th March 2021

Gary Courtnadge
67 Downview Road
Barnham
Bognor Regis
PO22 0EE

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 10th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34405

I object to this application on the following grounds:

1. AREA OF SPECIAL CHARACTER

Downview Road is a private road comprising well-established properties and maintaining a semi-rural appearance. The area adjacent to the proposed development has been designated by ADC as an 'Area of Special Character', such designation requiring that 'a feeling of spaciousness between buildings is important'.

The proposed development is not in keeping with the structure and density of Downview Road. The squeezing of three houses into such a small plot will create a development not in keeping with the established semi-rural character of the area and breach the designated area classification.

The original application rejection (BN/51/20/PL) concluded that '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'. Also: 'However, any benefits of the proposals would be outweighed by the significant and demonstrable harm to visual and residential amenity as a result of this 'backland' garden development'. Similar harm would apply under this application.

2. PRECEDENCE

A recent planning application in Downview Road (EG/108/17/OUT) sought consent to build a chalet bungalow in its garden. This was rejected as being unsuitable backland development. Approval of this application would be inconsistent with that decision and set a precedent for future applications for similar backland development in Downview Road.

3. FLOODING

Severe flooding has occurred in recent years in the gardens adjacent to this development. The risk of future

flooding would likely increase if the development is built. The application's Flood Risk Assessment should give proper consideration to the past occurrences of flooding in this area.

The original plan rejection (BN/51/20/PL) concluded that: 'Due to the ground conditions in the area (including Chantry Mead) during peak winter levels, the drainage for this site could be very challenging'.

4. COVENANTED GROUND

Land between Downview Road and Chantry Mead is covenanted, as shown on HM Land Registry Title 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'.

5. PRIVACY

The proximity of the development to adjacent properties in Downview Road and Chantry Mead will lead to severe privacy issues. Views from the proposed dwellings will be directly into the gardens and living areas of these properties causing 'unneighbourly relationship and harm'. This proximity issue was raised in the conclusions of the original plan rejection (BN/51/20/PL) ie: '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'. This conflict would continue to apply under the current planning application.

6. CONSTRUCTION DAMAGE

Downview Road and Chantry Mead are privately maintained roads. Downview Road was resurfaced some eight years ago at significant cost to its residents. The road surface is of nominal construction, not designed for the passage of heavy construction traffic. The road would be vulnerable to damage from heavy vehicles delivering plant and materials to the 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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.