

BN/16/13

Danny Keet
Meadow View
Highground Lane
Barnham
West Sussex
PO220BT



29th July 2013
RE: BN/16/13 - Meadow View

Dear Mrs Chapman,

Thank you for taking the time to speak with me earlier today.

I have contacted Barnham Parish Council this morning to discuss their concerns however, I was unaware that the local parish meetings are conducted on the first Monday of each calendar month and was advised that the next one will take place in September anyhow.

I have cc'd Mr Eddie Tarbard in to this email also.

I would firstly like to address the concerns raised by Barnham parish Council in their comments made on 12th July 2013.

1. The proposed location of the "Garden room" is unsuitable, being some distance from the meadow view dwelling and very close to the residence of the applicants neighbour.

A. The garden room is at least 5 meters away from neighbouring boundaries and is well screened on both sides, it is within closer distance to the meadow view dwelling than the neighbours dwelling, assuming that Barnham parish is referring to Orchard Cottage and the holiday lets which are further away than our dwelling (Meadow View)? My immediate neighbours on either side are willing to support this application and are prepared to write letters of support. Also, the outbuilding is not visible to anyone other than us at Meadowview, largely due to the mature and thick screening that the evergreen trees provide. I have invited my neighbours round to look at the outbuilding and I am confident that that they support us whole heartedly. I don't understand this objection when both of my neighbours are prepared to write letters of support, has Barnham Parish Council actually spoken to my neighbours or is this an assumption?

2. Council is concerned about the sheer size of the outbuilding.

A. I do not consider a garden room of this size to be out of proportion to the house and garden at Meadow view, Indeed, it is a large property with a large garden. I would like to put a full sized snooker table in the garden room (as there is not a room in the house big enough for a full sized table) and enjoy our family home and garden. The large garden that comes with Meadow view was the main reason my family and I chose to move here, I think that my private enjoyment of my house and garden is compromised with such unfounded worries.

3. Council has a more general concern that land usage around Meadow view and its neighbours in Highground lane, which a few years ago was predominantly agricultural , is gradually changing to "domestic" with substantial home extensions and the erection of holiday chalets. The parish council urges the planning authority to resist this trend.

A. I fully appreciate the parish councils concerns so far as the area as a whole is concerned. This is one of the reasons I have indicated that I would be more than happy to forfeit my permitted development rights on the outbuilding, I have no intention of future designs on this outbuilding, I am simply requesting a garden room for my families quiet enjoyment. Another issue I have here is that the development that the parish refer to happened long before my arrival to Highground lane and seems to be continuing without too much objection, the owners of the land next to my garden (to the west) have erected an enormous barn as far back as is possible (meters away from the rail track). It is my understanding that the same property have also built 4 cottages classed as holiday lets so I'm sure that Arun and the Parish council will sympathies as to why I don't understand that my simple family garden room (which is a glorified shed) is met with such hostility. Especially since I was first advised that this was permitted development. Again, I understand that lots of the land around the immediate area of Highground lane was agricultural at one point, however, now it has been divided in to separate parcels of land that generally accompany residential properties, it is no longer suitable for agricultural use. My land in particular is both land locked by the dwelling and totally insufficient for any agricultural business, how can one suggest that the land is "agricultural" if a) it has not been used as such for over 10 years and b) it is not large enough to establish an agricultural business?

4. Should the application be allowed despite Parish Council objections, we urge Arun DC to impose a stringent, irreversible permanent condition that would prevent the proposed "garden room" from ever being adapted for any kind of residential occupation.

A. I have offered, as part of the application, to forfeit my permitted development rights as far as the garden room is concerned. I have no future plans to develop my land in to anything other than a nice garden for my family to enjoy. My two children love our garden and I would not even consider the prospect of development. We moved here largely due to the big garden that comes with Meadow view and I have maintained all along that I am happy to forfeit my PD rights or accept a condition on the garden room that puts everyones worries to rest.

In addition to the above comments I feel that I must also address the notion that this application is a departure from the development plan. I feel that any departure from the local plan happened long before my time with the erection of holiday lets and separate properties in Highground lane. The grounds at Meadow view have been used as a residential garden for over 10 years, the previous owner Mr John Milburn had never used the land in an agricultural capacity, neither have I. The house was purchased by myself under the impression that the land accompanying the house was indeed, a garden. I moved here with the intention of settling here for life and I would like to reassure both Arun District Council and Barnham Parish Council that I have no intention of developing over my garden, nor do I have any intention of altering the garden room for the purpose of domestic dwelling.

I sincerely hope that I have put the Parish Councils mind's to rest and that they have a better understanding of our situation.

Likewise, I am totally open to suggestion and welcome input from both Arun District Council and Baniham Parish council. If I can be of any further assistance please don't hesitate to contact me directly.

Best Regards,

Danny Keet,
Meadow View.