

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** [REDACTED]  
**Sent:** 07 April 2022 15:38  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Planning Application BN/16/22/PL

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## For the attention of Case Officer Amber Willard

I refer to my objection submitted this this morning and acknowledged by you under reference OWPC46363, regarding more misrepresentations in relation to Street Scene and Design.

I mentioned in my objection that I would be sending a photograph taken this morning from which it is clear that the entire row of proposed houses will be intrusively visible from “the wider area”, contrary to the assertions in the Pre-Application Advice and in the Planning Statement.

I have in fact taken six separate photographs, which I attach. They are in sequence beginning with street-1, progressing in a southerly direction and ending with street-6. It does not take much imagination to see how everyone approaching Clare Court from the south will be presented with a clear and full view of the entire row of houses which will stick out like a sore thumb in Clare Court’s rear garden, with consequent permanent damage to the visual amenity of this part of Barnham Road.

For context and completeness I reproduce below the text of my objection this morning.

### **YET MORE MISREPRESENTATIONS – STREET SCENE and DESIGN**

I continue to discover misrepresentations, shall we say, in the planning application and its supporting documents. The Pre-Application Advice provided by Arun District Council, on page 3 (seventh paragraph under “DESIGN”), states categorically that the proposed houses are “NOT VISIBLE FROM THE WIDER AREA”.

The Planning Statement (Section 6.3.2) also asserts that “the proposed dwellings would ... not be readily visible from Barnham Road”.

I have just looked at the site from the road, and it is perfectly obvious that THE ENTIRE ROW of new houses will be PAINFULLY VISIBLE from the main road – especially following the undeclared destruction of two conifers which would have provided some screening. I took a photograph this morning, which I will attach separately to an email, from which this can readily be seen.

The proposed Street Scene drawing (1474/4) shows that a large portion of House No 1 and much of the roof of the entire first pair of houses, will be visible when viewed from directly opposite the entrance road. But this is far from being the whole story; to present the view from one convenient fixed spot belies the truth of the matter. The view from “the wider area”, referred to in the Pre-Application Advice, will include the entire row of houses – and this is what anyone driving or walking along Barnham Road in a southerly direction will see, namely, an EYESORE blighting our Area of Special Character.

Furthermore, the Design and Access Statement submitted as part of the planning application contains two particular misrepresentations:

1. In the first paragraph under the heading “Layout” in Section 3, it is stated that “the site is well hidden with only glimpses available from the site access on Barnham Road”. Again, this completely distorts the real situation, because the entire row of houses will be readily visible from a considerable stretch of Barnham Road.
2. In the same paragraph it is claimed that the proposed new houses will “follow the typical alignment found locally”. This is precisely what it will NOT do. The proposed houses will be parallel to Clare Court and the

neighbouring houses – but “parallel” does NOT mean “aligned”. The new houses would break and interrupt the long established alignment of houses in this part of Barnham Road in a most awkward way.

Here, then, are two more reasons why this application should be REFUSED.

Regards,  
Christopher Smith

*Christopher Smith  
71 Barnham Road  
Barnham  
Bognor Regis  
PO22 0EP*











