

P M Lee
Domus
Lake Lane
Barnham
West Sussex
PO22 0AE

Your Ref: OWPC9068
Our Ref: BN/19/16/PL 14-04-2016
Please ask for:
Ross Leal

27th May 2016

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of vacant office building & erection of 7 No. dwellings with associated garaging & landscaping. This application is a Departure from the Development Plan.
Land at Pollards Nursery Lake Lane Barnham

Thank you for your internet representation made on 26th May 2016 which has been recorded as '**an objection**' with the comments as follows:

From
P M Lee
Domus
Lake Lane
Barnham
PO22 0AE

Planning Application BN/19/16/PL
Additional 7 Dwellings

Dear Sir / Madam

I object to planning application BN/19/16/PL due to the impact on the adjacent properties and the local environment.

Currently the 4 properties on Lake Lane adjacent to the proposed development are screened by a line of trees which lay beneath a power distribution line, the proposal removes these trees and places one house directly next to the property line, as a result this property will overlook the Gardens and have views into the bedrooms and living areas of these houses. This house is placed directly south of the property line would be much taller than the trees currently there and taller than the houses on lake Lane and will shadow the properties reducing the light in the gardens and houses. The land proposed to be built on is also higher than the houses in Lake Lane which would increase the impact further.

The proposal places houses next to the junction with the main thorough fair for Pollards Nurseries where articulated lorry movements are frequent as well as daily commuters to the Nursery, there would be a significant risk to residence in this area.

The larger development to which these houses are associated too, are currently seeking permission to raise the height of the buildings to reduce flood risk, added to this the fact this land is already higher, this will only increase the risks to the current houses in Lake Lane and the surrounding area.

Yours faithfully

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration