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BY EMAIL: [REDACTED]

Our Ref: 19079
Your Ref: APP/C3810/W/20/3265442

7 June 2021

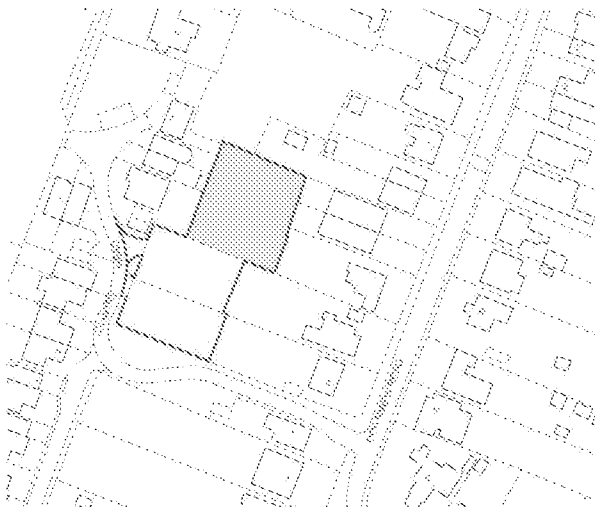
Dear Ms Harvey

Appeal by Stonehurst Properties Ltd
Appeal Site: Land at Chantry Mead & rear of 14-18 Downview Road, Barnham, PO22 0EG

We refer to your start letter dated 15 April 2020 and subsequent letter dated 25 May accompanying the Local Planning Authority's Statement of Case and setting out the revised timetable for final comments. These final comments are submitted within the period ending 9 June 2021 as advised in your letter.

The LPA relies on the delegated officer report as its main statement of case and provides further remarks in the document titled 'Comments from the Local Planning Authority' dated 5 May 2021. The appellant has the following comments to make in response to the points raised:

With regard to section 1.0 of the LPA's comments regarding reason for refusal 1 - harm to character & visual amenity of the area; the LPA focuses on the proposals relationship with Downview Road. Whilst not wishing to repeat the argument set out in the appeal statement the Appellant strongly disagrees with the Council's assessment given that the appeal site does not actively front Downview Road and is set a significant distance back from Downview Road. We would like to take the opportunity to clarify that plots 3-4 are formed of land owned by Bargate Homes, as illustrated on the extract plan over. The land currently forms extended gardens to the houses on Chantry Mead on a temporary basis, on a peppercorn rent. The amalgamation of this land with the rear gardens of 14-15 Downview Road constitutes a comprehensive scheme of four new homes off Chantry Mead.



land owned by Bargegate Homes

The LPA relies on an appeal relating to backland development to the rear of 10 Downview Road as well as a more recent appeal at Croft Works in the village of Rustington. For reasons set out in the Appellant's Statement of Case the appellant maintains that the proposals at 10 Downview Road are not comparable. The appeal at Croft Works is not considered relevant given the sites intimate relationship with Fircroft Crescent. In that case the orientation of the proposed houses clearly jars with the established linear pattern of development fronting Fircroft Crescent. The context of the Croft Works site is wholly different to the setting of land at Chantry Mead.

At section 2.0 of their further comments the LPA discusses harm to residential amenity. The Appellant would like to point out that, whilst the separation distance between the side elevation of Plot 3 and the rear elevation of 17 Downview Road is less than 14m; as set out in the Arun District Council Design Guide SPD; the Inspector in his decision relating to LA Ref: R/117/20/OUT states that a separation distance less than 14m would not be harmful to neighbour amenity. Furthermore, in this case Plot 3 only partially extends across the width of the rear garden relating to 17 Downview Road, including a flat roofed, single storey element. This combined with the Inspector's assessment of the Council's SPD supports the Appellant's case that the proposed development would not cause harm to residential amenity.

We trust these further comments will be taken into account by the Inspector in determining the appeal.

Yours sincerely
for Smith Simmons & Partners

Natalie McKellar

Natalie McKellar MA MRTPI
Senior Planner