

26th May 2026

Christopher Wells
44 Elm Grove, Barnham
Barnham
Bognor Regis
West Sussex
PO22 0HL

Case Officer: Silvie Steiningerova
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Dear Sir/Madam,

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

Application No: BN/57/26/HH
Site Address: 43 Elm Grove Barnham PO22 0HL
Description of works: Erection of single-storey extension to front elevation of existing dwelling.

Thank you for your internet representation made on 25th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83674

As previous objection to application BN/122/24/HH, object to application BN/57/26/HH on grounds of surface water flooding. Although the new application is single storey, the surface area is exactly the same, and the same limitations on permeable surface areas within the grounds remain due to the covering over of 70% of the garden area with impermeable porcelain tiles, the building of a 10 metre swimming pool, and a large garden cabin of some 25 square metres. The result has been excessive run-off of surface water into adjoining gardens.

Secondly, the overall front to back length of the dwelling would be excessive. In the statement from the applicant, Paragraph 8 compares the front to back length of adjoining properties, using measurements taken from Google Earth as justification for this extension. In fact, Number 44 Elm Grove is maximum (including porch on front) 17.1 metres front to back, some 22% less than the fictional figure presented in the statement. If the india-rubber measure used to estimate the front to back length of No 44, was also used for numbers 42, 41 and 40, their actual figures will be some 22% less as well, resulting in measurements as follows: No 42 approximately 19 metres, No 41 approximately 19 metres, No 40 approximately 17 metres. The existing house at Number 43 is already some 16.75 metres including the wrap-around front porch. The proposed extension pushes this figure up to 23 metres.

Thirdly, and notwithstanding the extension at No 41 which stands forward of the main building, generally the houses on Elm Grove are set back from the road by between 10 and 15 metres (with one exception at No 46, built in 1906). This "building line" is enforced by covenants restricting building within 30 feet of the front boundary.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>