

Mr & Mrs P Thompson
Westside
Halliford Drive
Barnham
PO22 0AB

Your Ref: OWPC24576
Our Ref: BN/75/19/PL 29-08-2019
Please ask for:
Maria Tomalova

11th October 2019

Dear Sir/Madam

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

1 No. dwelling & associated works.
Land adjacent to Cherry Trees Lake Lane Barnham

Thank you for your internet representation made on 10th October 2019 which has been recorded as '**an objection**' with the comments as follows:

We have the following comments to make on the application and in particular the Planning Design and Access Statement.

1 The photograph is taken at a wide angle and is not representative of the actual space available, which when visited from Lake Lane appears much smaller than is represented.

2 The statement says that the building has been designed to blend in with adjacent houses, sitting comfortably within the street scene. However most of the houses along that side of Lake Lane are substantial detached houses with appropriately sized gardens. Therefore the change in density is out of character in the area of Lake Lane.

3 We feel that to try and shoehorn a three bedroomed detached house into the relatively small plot is over-development and overcrowding of the site.

4 The statement mentions a 10m deep garden to the East. This would be directly behind our property. However the plan appears to say the garden is only 6m. Making a measurement using the scale of the front garden being 12.4m then the drawing would indicate that the back garden will be around 9m at the deepest point. Can it be confirmed that the proposed property will be 10m away from our adjoining fence as in the published statement.

5 The statement says the scale of the building is designed to ensure that the adjacent properties are not affected. This is not the case as the proposed upstairs windows will directly overlook our garden, bathroom, shower-room, conservatory and kitchen. This will lead to overlooking and loss of privacy at very close proximity.

Conclusion

We object to this planning application on the grounds of :

a Layout and density of building

b Over-development and overcrowding of the site

c Impact on our property in terms of overlooking and loss of privacy at close proximity.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying

you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning