

Michael and Sally Camps
Barnham Court Lodge
Church Lane
Barnham
Bognor Regis
PO22 0BP

Your Ref: OWPC25356
Our Ref: BN/99/19/HH 15-10-2019
Please ask for:
Amber Willard

2nd January 2020

Dear Sir/Madam

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

Erection of a trellis (existing), 1 x vehicular gate (existing), 1 x pedestrian gate (existing), 2 x vegetal pergolas and vehicular gates at both entrances to property. This application may affect the setting of a listed building. This application affects the character and appearance of the Church Lane Conservation Area.

Barnham Court Church Lane Barnham

Thank you for your internet representation made on 27th December 2019 which has been recorded as '**an objection**' with the comments as follows:

Our objections relate only to the new gates proposed in this application. We are not permitted to comment on the application insofar as it relates to existing structures for which retrospective consent is sought.

1. The extract from the ADC Conservation Areas Supplementary Planning Guidance for Barnham Church Lane Conservations Area includes the statement:

"The open field to the north of St Mary's Church is a particularly attractive feature of the area surrounded by mature trees".

The Heritage Statement accompanying the applicant's application proceeding under reference BN/96/19/L contains the statement:

"Unlike Kew Palace, Foyle comments that Barnham Court has retained the openness of its original situation which relies on the green and sweep of the access lane approach".

Since the Conservation Area was designated the open field and openness noted has been obscured by the pleach hedging, obscuring the hitherto open views of Barnham Court which is now more or less invisible from Church Lane. The construction of gates at the entrance of the drive will further obscure the views of Barnham Court and "...the sweep of the access lane approach" noted by Foyle.

2.If the proposed gates at the right hand entrance is to be kept open, what is the point of them? If they are to be permitted, it should be made a condition of the consent that they be left open at all times.

3.How will the proposed gates prevent trespass to the drive when one spur is already shut off by a chain, and the gates to the right hand entrance are to be left open?

4. We have rights of access (including vehicular access) over both limbs of the drive which will be interfered with if the proposed gates are permitted, particularly if they are shut. If they are to be permitted, it should be a condition of consent that the gates be left open at all times.

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