

From: Breezie Allwright on behalf of Planning.Responses
Sent: 02 December 2025 11:39
To: Planning Scanning
Subject: FW: Planning Application Number: BR/200/25/HH

Importance: High

PL – Rep – Please redact

Breezie Allwright
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 02 December 2025 09:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application Number: BR/200/25/HH
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Rep

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From: Christian Hubbard [REDACTED]
Sent: 01 December 2025 21:24
To: Planning <Planning@arun.gov.uk>

Cc: Michelle Hubbard [REDACTED]
Subject: Fw: Planning Application Number: BR/200/25/HH
Importance: High

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Dear Sir/Madam,

We have tried to add our object to the planning portal but received a blocked message - therefore, we are sending this via e-mail, please confirm acknowledgement of our correspondence.

I am writing to formally object to the planning application for a double garage and home office at 186 Aldwick Road (Application Number: BR/200/25/HH).

As a concerned resident of Aldwick Road, I believe the proposal does not align with the Arun District Local Plan (2011–2031) and would have a detrimental impact on the character and streetscape of the area. It would also set an undesirable precedent for large permanent development in front gardens along the Aldwick Road. My objection is based on several key policies outlined in the Local Plan, including **GEN7 (General Development Principles)**, **DEV1 (Development Principles)**, and relevant sections of the **National Planning Policy Framework (NPPF)**, specifically **Paragraph 130 and Paragraph 134**, which require developments to be visually attractive, sympathetic to local character and dwellings, and refuse poor design that fails to improve the character and quality of an area.

1. Impact on Local Character and Streetscape (GEN7, NPPF Paragraph 130)

Any new development should respect local character and contribute positively to the streetscape. The proposed garage and office, positioned in front of the property, are significantly oversized and highly visible—out of keeping with Aldwick Road’s character of open frontages and properties set well back from the street.

This structure would dominate the street scene, and introduce an incompatible use by placing a large permanent garage and office in front of a residential property. It conflicts with the established pattern of single detached dwellings behind landscaped gardens and undermines the street’s open, spacious character, creating visual and functional discord within the area.

2. Loss of Residential Environment and Privacy (GEN7, NPPF Paragraph 130)

The proposed plans would have a significant adverse impact on the residential environment and privacy of neighbouring properties. The proposed double garage and home office would create an overly dominant presence at the front of the property, reducing natural light to neighbouring houses, affecting views, and introducing a permanent barrier that is inconsistent with the open character of Aldwick Road.

Furthermore, the proposal conflicts with the established pattern of single detached dwellings set well back from the highway within sizeable landscaped gardens that attract wildlife and contribute to the street’s open, spacious feel.

The addition of a large hard-surfaced driveway—tight for manoeuvring and parking into two garage spaces—would intensify activity and diminish the area’s tranquillity, undermining the peaceful residential nature that residents value. **Based on the submitted plans, I do not believe there is sufficient space to safely turn and park vehicles within the site, which could result in vehicles reversing onto Aldwick Road, increasing highway safety concerns.**

It is also noted that the plans include a toilet and basin, with space for a future shower, suggesting that the building’s size and design could allow for **frequent or extended use beyond a simple home office, potentially into a permanent dwelling.**

3. Non-Compliance with Setback and Building Line (DEV1)

The proposed oversized garage and office at the front of the existing house and garage encroaches on the established building line, disrupting the rhythm of properties set back with open front gardens.

Allowing such a prominent structure would set an undesirable precedent for future developments along Aldwick Road, leading to a gradual erosion of the street’s character and visual harmony.

4. Negative Visual Impact (GEN7 and NPPF Paragraph 130 & 134)

Protecting the area’s visual character is a key concern. The proposed development would be highly visible from the street, with its oversized building and large driveway detracting from Aldwick Road’s appearance. From the street, it would **create the impression of two unique dwellings**, further disrupting the established character.

Notably, the existing garage—shown as remaining on the plans—could be modernised to accommodate a home office, avoiding the need for a new structure of this scale and position. This practical alternative would meet the applicant’s needs without harming the streetscape.

5. Lack of Sustainable Design (GEN7 & DEV1)

Policies GEN7 and DEV1 emphasise sustainability and high-quality design. The application does not demonstrate a **sympathetic design** that respects the character of the dwellings along Aldwick Road, nor does the **design complement the Tudor-style architecture of the property at 186 Aldwick Road**. This failure to integrate with the established character means the proposal does not meet the principles of the Local Plan or the NPPF Paragraph 134, which require developments to take the opportunity to improve the character and in harmony with their surroundings.

6. Conservation Area Impact

The property we understand lies within the **Aldwick Road Conservation Area**, designated for its special architectural and historic interest. The proposed development fails to preserve or enhance the character and appearance of this area. Introducing a large, prominent structure in front of the property would harm the visual harmony and historic character that the conservation area seeks to protect.

For these reasons, I respectfully urge the Council to refuse this application to protect the character, landscape, visual harmony, and residential quality of Aldwick Road and uphold the principles of the Arun Local Plan and NPPF and conservation area legislation.

Thank you for reviewing and considering our objection. Please do not hesitate to contact me if you require any further details or clarification

Yours faithfully,
Mr & Mrs Hubbard