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**From:** Estelle Meagher [REDACTED]  
**Sent:** 13 May 2021 16:32  
**To:** Finlay Gardner <[Finlay.Gardner@arun.gov.uk](mailto:Finlay.Gardner@arun.gov.uk)>; Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Objection to Planning Application BR/93/21/PL 22 Neville Road Bognor Regis

Dear Mr Gardener

Our email objection of 6 May appears to have not been registered despite receiving an 'out of the office reply'.

We object to the erection of a single story dwelling in the garden of 22 Neville Road - Planning Application BR/91/21/PL. The house which the application refers to is already a split development, with a shared drive to the neighbouring 24 Neville Road. The application is in conflict with the parking allocations stipulated by West Sussex County Council for new developments, with inadequate provision.

The application seeks to develop a rear garden which will conflict with the character of the area and as back land development is in conflict with the National Planning Policy Framework as well as Arun's Local Plan and Arun's Supplementary Planning Guidance which advises against the development of gardens.

The application's benefits are outweighed by its negative impacts. Arun Local Plan D DM1 lists 15 points that the development must comply with - character, public realm and impact. The NPPF also stipulates in Section 12 that a high quality of design are fundamental aspects of planning. Paragraph 127 sets out five principles which design needs to comply and be assessed against. This includes as stated in D DM1 being in keeping both visually and with the local character of the local area, maintaining character and local distinctiveness. The policy requires that the scale of development is to keep within the general confines of the overall character of the locality.

The position of the site and size is such that the development would result in a cramped and overlooked structure that is not in keeping with the layout of residencies within the local area. The dwelling is very close to its boundaries to make it 'fit in' to the space proposed which is an area of garden separated from the split development off 22 Neville Road used by its occupants.

The development is constrained into a space which is in variance to the adjacent plots which are used for residential gardens or parking. No other garden has been developed for this purpose, which will make it stand out and look odd. The development would be constrained and cramped, does not integrate with its surrounding, is incongruous, out of character with the existing residential buildings and not in keeping with the general layout of the area. This failure to integrate with its surroundings harms damages the local character, incongruous with the mature and developed layout of the streets and gardens in the immediate area.

Despite the materials similar to the fabric of the adjacent buildings it is the scale and mass which makes this a contrived example of Backland development making the site look substantially overdeveloped and out of keeping with its surroundings. The proposal therefore conflicts with policies D DM1 and D SP1 of the Local Plan that demands that developments pay heed to the character of the area, with an acceptable design, appearance and impact on the existing residents and occupants of land and buildings, responding positively to the local character.

Arun's Local Plan 2011-2031 states in Policy D DM1 (3) that the council regards impact, which should be minimal on users occupiers and residents of neighbouring properties and land by avoiding significant loss of sunlight, privacy, and outlook, as well as unacceptable noise and disturbance. NPPF 127 (f) states that places should be created that are safe inclusive and accessible and promote health and well being, including a high standard of amenity for existing and new users where crime or the fear of crime do not undermine the quality of life or community cohesion. The proposal will result in an overdevelopment and over intensified plot with the inclusion of a single residential dwelling to the rear of existing residents. Section 12 of the NPPF 2019 requires the creation and 'achievement of well designed places of high quality buildings essential to the planning process.

The proposed site and this application would result in an inadequate living environment for prospective occupants, The dwelling would be hemmed in on all sides, and overlooked by existing residents on all sides. Vehicles using the shared drive would be in conflict, the over intensification of the drive would result in noise irritancy and nuisance to neighbouring residents.

In conclusion, this proposal would result in:

a contrived and speculative use of garden land, but fails to provide adequate living conditions for prospective occupants, falling short in design, appearance, positively responding to local character, and providing future occupants with a cramped overlooked accommodation, which fails the 25% rule making the development feel oppressive to any potential residents. And result in overdeveloped unneighbourly and overbearing impact on existing residents and conflict of use, of shared driveway and public footpath adjacent to the property.

This development proposal is in conflict with D DM1, D DM1(3) and QE SP1 of the local plan.

Yours sincerely

Mrs Meagher

resident of 15 Glenwood Avenue, PO228BS, Bognor Regis, West Sussex.