



Mant Close
Climping
Littlehampton
BN17 5TD

12 April 2019

Mrs J Grieves
Planning Group
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

RE: Mistletoe Farm, Horsemere Green Lane, Climping. (CM19/13/RES)
Application for approval of reserved matters following outline approval CM/37/18/OUT for the redevelopment of site with 2 no. 4-Bed Detached Chalet Bungalows & associated works.

OBJECTION:

I refer to previous correspondence/objections relating to this private development, and subsequently, despite submission of a number of serious environmental and construction site concerns, the granting of consent for Outline Approval for the erection of 2 x 4 Bed Bungalows, (no careful and considered scrutiny in design, i.e. single-storey), is not in the best interests of our local character and landscape.

Under the planning approval Policy, Local District Planning hold responsibility to consider and act accordingly in relation to the condition of local surroundings, which have a direct impact on the quality of life, and should seek to maintain and improve the local environment, as well as helping to mitigate the effects of 'creeping' declining environmental quality, as is evident in this Planning Application, and that of planned future Development in the same area.

In addition, and with particular concern in relation to this development, the detailed Proposed Outline Plans (CM13/19/RES) do not conform to the approved single-storey dwelling and would appear from your records (Public Records) to have been unofficially authorised and allowed to pass through Planning Authority without detailed scrutiny. The Planning Correspondence section of this Application, detail a Planning Officer's written confirmation (10th April 2019) that the plans for these dwellings are 'intended to be Chalet Bungalows', as are laid out in the Outline Plans, but not described accurately or confirmed by a grant of approval in your official records; if this is so, this information could be vitally important to the welfare of family life when deciding whether or not to raise an objection to such a development and, in my view, this issue warrants examination and official confirmation that the correct Planning procedures for this particular development have been followed.

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After further close examination of the Site and Outline Plans, it is not difficult to assess that the current proposed outline plans for this development do not respect or reinforce the character and identity of the immediate surrounding area or integrate well into the landscape. The 2-storey 4 Bedroom Chalet Bungalow design does not positively contribute to the adjacent dwellings; (in the main, a small community of single-storey Bungalows) in terms of mass, impact and height, with sharp contrasts in scale and style, thus being overbearing and visually intrusive to the amenities enjoyed by the home-owners of these properties. In conclusion, these dwellings would give an overall visual impression of a development that is imbalanced and overly-dominant and would be harmful to the character and appearance of the wider area.

RE: Mistletoe Farm, Horsmere Green Lane, Clipping (CM13\13\RE2)
Individual buildings with design that is inappropriate in its context or that fails to improve the character and quality of the area should not be accepted or approved. Bungalows & associated works.

Therefore, we submit **OBJECTION** to this Application for your consideration! 08



I refer to previous correspondence regarding the proposed development, and subsequently, the environmental and construction site approval for the erection of 5 x 4 bedroom (2-storey) chalet bungalow design in design, character and landscape.

C.C. Group Head of Planning.

Under the planning approval Policy, Local District Planning hold responsibility to consider and act accordingly in relation to the condition of local surroundings, which have a direct impact on the quality of life, and should seek to maintain and improve the local environment, as well as helping to mitigate the effects of 'creeping' declining environmental quality, as is evident in this Planning Application, and that of planned future Development in the same area.

In addition, and with particular concern in relation to this development, the detailed Proposed Outline Plans (CM13\13\RE2) do not conform to the approved single-storey dwelling and would appear from your records (Public Records) to have been unofficially authorised and allowed to pass through Planning Authority without detailed scrutiny. The Planning Correspondence section of this Application, detail a Planning Officer's written confirmation (10th April 2019) that the plans for these dwellings are 'intended to be Chalet Bungalows', as are laid out in the Outline Plans, but not described accurately or confirmed by a grant of approval in your official records; if this is so, this information could be vitally important to the welfare of family life when deciding whether or not to raise an objection to such a development and, in my view, this issue warrants examination and official confirmation that the correct Planning procedures for this particular development have been followed.