

G Bird
10 Mant Close
Climping
BN17 5TD

Your Ref: OWPC22317
Our Ref: CM/13/19/RES 12-03-2019
Please ask for:
Zac Denton

24th April 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6

Application for approval of reserved matters following outline approval CM/37/18/OUT
for the redevelopment of site with 2no. 4 bed detached bungalows & associated works
Mistletoe Farm Horsemere Green Lane Climping

Thank you for your internet representation made on 24th April 2019 which has been recorded
as '**an objection**' with the comments as follows:

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, (without 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

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. Two- storey dwellings on this development site 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.

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.

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