

ARUN DISTRICT COUNCIL

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Development Control Arun District Council
The Arun Civic Centre
Maltraverse Road
Littlehampton
West Sussex
BN17 5LF

6th February, 2018.

Dear Sir / Madam

Objection to planning application EG/108/17/OUT (A resubmission of EG/89/17/OUT)

Outline planning application for a chalet style bungalow in the garden of 10, Downview Road, Barnham.

I have the following objections to this application:

- No planning application notice for EG/108/17/OUT has been posted outside the property. Why is that?
- Downview Road is a private road consisting of well established one and two storey buildings. It lays at the perimeter of Barnham village and maintains a country lane appearance. Properties in Downview Road and adjoining Elm Grove are described at local estate agents as "highly sought after" because of its unique character and has been designated an **"Area of Special Character"** by Arun District Council. An extract from ADC's "Area of Special Character Supplementary Planning Guidance" of Downview Road, Barnham reads:

"Each property is individual in design enhancing this section of the Area of Special Character." It goes on to say, "The special character derives from the, mainly, large dwellings standing in substantial gardens and grounds set back from the roadway. The feeling of spaciousness between the buildings is important. There is a considerable amount of mature planting which combined with hedges and lack of formal pavements over part of the area provide a distinctly mature suburban character".

- The proposed build is not in keeping with structure and density of Downview Road as described in applicant's original and additional statements. The figure of 14 houses per hectare applies to the new build estate to the west of Downview Road and not the established community of Downview Road and Elm Grove.

- **In the applicant's Additional Statement he mentions that there is an *"increase in plot size for the proposed property to ensure that it is in keeping with local character of the area"*. I have seen nothing to indicate that any additional land has been purchased so the plot size is the same.**
- The applicant original statement he makes a referral to 59 Elm Grove which is of totally different character. The Elm Grove build will be adjacent to the existing building and not behind as the build at 10 Downview Road is proposed. The applicant states that "the proposed dwelling has not been 'squeezed' into the plot". That is completely misleading. That is exactly what is proposed by this build and would lead this area becoming yet another housing sprawl. Such squeezing in of a new build is totally contrary to the *'feeling of spaciousness between buildings'* commented upon by Arun District Council.
- The proposed build of a two storey, three bedroom chalet bungalow will have a profound effect on the neighbours at numbers 9 and 11 and also residents in Murrell Gardens. Such a build, particularly if it is surrounded by evergreen foliage, would have a massive impact on sunlight on the gardens and rear rooms of the neighbouring properties.
- Having no plans for the intended structure privacy is a real concern. Will second storey windows directly overlook the gardens at the north and south of the property or even look directly into bedrooms of houses in Murrell Gardens. How is this in keeping with this "area of special character".
- **In the applicant's "Additional Statement" the mention of screening with evergreen planting circumventing the property is a concern as such planting would, in practical terms, (a) reduce the width of the drive quite considerably (b) reduce the feel of spaciousness as described in the 'area of special interest'.**
- The applicant states that by knocking down the existing garage there will be a driveway of about four metres with an addition of a one metre path. That approximate measurement is generous. I would suggest that the measurement including a one metre path is under 4 metres particularly with any kind of hedge. I would suggest emergency vehicles would have difficulty accessing the proposed property.
- Downview Road is a private road the upkeep of which is paid for by the residents. Within the last five years the road has been resurfaced at a cost of twenty thousand pounds, paid by the residents of Downview Road. The continuous use of heavy vehicles delivering materials and plant vehicles using the road to gain access to the proposed build, which is in addition to the proposed extension to the original property (application no. EG/61/17/HH) would cause damage to the road surface. The cost of repair will be the burden of the residents.

- Perhaps I am of a suspicious nature, but is this build only being submitted to fund the extension of the original house (application no. EG/61/17/HH) with no regard for the community that the applicant has yet to join.

Submitted for your most serious consideration.



Stephen Goulding