

Mr D J Hobbs
Aroone
64 Downview Road
Barnham
West Sussex
PO22 0EE

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



9th 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 No. 10 Downview Road, Barnham.

I have the following objections / observations to submit regarding this application.

1. I am aware that the Applicant and his partner both work for the Arun District Council. The residents of Downview Road are very concerned that his ability to have an "inside track" and access to the Planning Department is being misused and leveraged to obtain planning consent for a project that is purely being proposed for personal greed and at the expense of quality of environment for the Downview Road and Murrell Gardens residents.

2. 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 4 metres with an addition of a one-metre path. That measurement cannot be achieved as the present distance between the side of the house and No. 9's fence is only 3.7 metres. If a one-metre path were to be implemented, this would reduce the overall gap to 2.7 metres, without any additional loss of width for evergreen planting. The minimal width left would be insufficient to allow emergency vehicles to be able to enter the site. In addition, the access and egress of this proposed drive is firstly, on top of a Junction and secondly, would have no visibility of traffic or pedestrians until entering Downview Road, which is of a concern to the safety of children going to school and vehicular traffic passing through.

3. The Applicant makes reference to No. 70 Downview Road as an example of a drive passing between No. 69 and No. 71. This drive is of a totally different scale and character. The width of the drive is in excess of 3 metres, bordered on both sides by hedges that are in excess of 2 metres deep and, further distance from the hedge to surrounding houses gives a sizeable distance overall.

4. Why is there no planning application notice for EG/108/17/OUT posted outside the property?

5. 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".

6. 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.

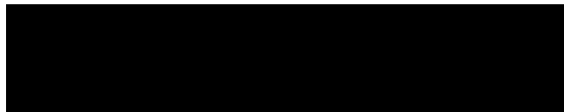
7. In the Applicant's Additional Statement he mentions that there is an "increase in plot size for the proposed property to ensure that it is in keeping with local character of the area". I have seen nothing to indicate that any additional land has been purchased so the plot size is the same.

8. The Applicant's original statement makes reference to No. 59 Elm Grove, which is of a 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, "the proposed dwelling has not been 'squeezed' into the plot". That is completely misleading. Such squeezing in of a new build is contrary to the 'feeling of spaciousness between buildings' commented upon by Arun District Council.

9. The proposed build of a two storey, 3-bedroom chalet bungalow will have a profound effect on the neighbours at No. 9 and No. 11 and, also residents in Murrell Gardens. Such a build, particularly if it is surrounded by evergreen foliage, would have a substantial impact on sunlight on the gardens and rear rooms of the neighbouring properties.

10. 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.

I submit this Letter Of Objection for your consideration.

A solid black rectangular box used to redact the signature of Mr. David Hobbs.

Mr David Hobbs