

The Gables
67 Downview Road
Barnham
Bognor Regis
West Sussex, PO22 0EE

13 February 2018

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

Dear Sirs

Outline Planning Application EG/108/17/OUT for a chalet style bungalow in the garden of 10 Downview Road, Barnham.

Letter of Objection

I object to the above outline planning application for the following reasons:

1. The building as proposed will be formed from 'backland' development within the rear garden of an existing property. Such development will not be in keeping with the surrounding area which, as confirmed in the applicant's Planning Statement, has 'an established residential character, including a range of dwelling sizes of varying age and character'. The proposed backland development of 10 Downview Road will spoil the established residential character of the area.
2. The proposed build is not in keeping with the prevailing structure and density of Downview Road as described in the Planning Guidance. The applicant's quoted figure of 14 houses per hectare applies to the new-build estate to the west of Downview Road and is not applicable to the established community of Downview Road and Elm Grove
3. The applicant's Planning Statement alleges that the 'division of plots for 10 Downview Road and the proposed property are of a similar size to those of the surrounding area...'. This statement does not reflect the true situation, which is that the plot sizes of 10 Downview Road and the proposed property will be considerably smaller than all other properties in the vicinity of Downview Road. Contrary to a statement made in the Planning Statement the proposed property, and its access, will indeed be 'squeezed' into the back garden of 10 Downview Road.

4. Some examples of backland development elsewhere in the vicinity of the site are cited, but it is apparent that there are currently none in this section of Downview Road. The applicant makes reference to 70 Downview Road which was in fact built on a considerably larger plot, and of 59 Elm Grove which is of totally different character. The Elm Grove build will be adjacent to the existing building and not behind as proposed for the build at 10 Downview Road.
5. It is to be noted that 10 Downview Road is adjacent to an Area of Special Character as designated by Arun District Council in compliance with Planning Policy AREA 1. The following extract from the 'Areas of Special Character Supplementary Planning Guidance' describes the character of the south end of Downview Road which, by dint of its special designation under planning policy, is to be maintained:

'This is an established quiet residential area of low density, consisting of good sized properties, secluded from the road by mature and semi mature trees and hedging..... This is an attractive, leafy, low density residential area on the main approach into Barnham from the north-west. The special character derives from the, mainly, large dwellings standing in substantial gardens and grounds and set back from the roadways. The feeling of spaciousness between the buildings is important. There is a considerable amount of mature planting which combined with hedges and the lack of formal pavements over part of the area provide a distinctly mature suburban character'.

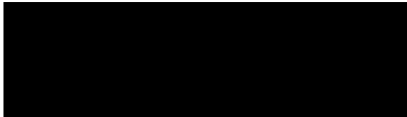
It is very apparent that the erection of the proposed building within the confined space available within the rear garden of 10 Downview Road would not be in keeping with this planning designation. In particular, the proposed construction would spoil the feeling of spaciousness that currently prevails and would distinctly undermine the road's designation of 'special character'.

6. The applicant's intention (as referred to in 'Additional Statement') to incorporate much planting and screening along the boundaries of the proposed building will not mitigate the feeling of cramped development and, in fact, is a tacit acknowledgement that the site will be overly congested relative to the surrounding properties.
7. From the forgoing it is clear that this application, if granted, will reduce the character of this area and create a precedent for a new development 'strip' along the back gardens, many of which are in the designated 'Area of Special Character' at the south end of the road.
8. The applicant states that by knocking down the existing garage there will be a driveway alongside the existing property of about four metres with an addition of a one metre path. From an inspection of the existing property it is apparent that the available width will be less than quoted and will be insufficient to allow the safe passage of emergency service vehicles, including fire appliances. The passing, turning or reversing of such vehicles would also inflict extensive noise pollution on neighbours.

9. Contrary to the statement made in the last bulleted item of the Additional Statement, I suggest that a more sustainable use of the current plot would be to retain it in its present state of undeveloped garden.

Based on the above stated grounds I strongly object to this outline planning application and urge the council to refuse the application.

Yours sincerely,

A solid black rectangular box used to redact the signature of Gary Courtnadge.

Gary Courtnadge