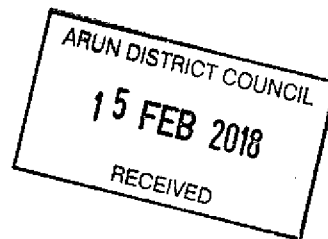
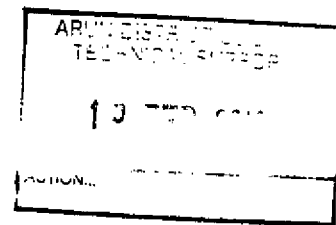


The Firs
11 Downview Road
Barnham
Bognor Regis
West Sussex, PO22 0EG



12 February 2018

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



Dear Mr Temple

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

Letter of Objection

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

1. The proposed building will significantly impact our property, from both a visual perspective and the additional noise generated. It will be highly visible from our bedrooms, and will overlook our garden. We understand that the new owner intends for the trees at the end of his garden to remain but there is no guarantee of that of course, particularly after that plot has been sold off. The revised plan shows the screening planting between No 10 and the proposed bungalow being moved some 5m to the east, however this will increase the visibility of the new bungalow from our bedroom windows (increased angle subtended).
2. Downview Road is a private road consisting of well-established one and two storey buildings. It lays at the perimeter of the village and maintains a country lane appearance. To us, the proposed development does not seem to be in keeping with the character of this area which does benefit from having large leafy gardens.

8. The Additional Statement says that the main access to the garden will be via north side of the property. We can see this is possible, it is about one metre wide, but would point out that the existing single hedge between No 11 and the north-east of the existing property belongs to No 11 and must be retained for screening. There is a double hedge from the corner of the property up to the road-side boundary. Also, should the proposed new access for No 10's garden be changed from the current earth, then suitable construction that will avoid damage to the roots and irrigation of the existing hedge should be specified.
9. 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. Furthermore, the applicant states that *'the proposed dwelling has not been 'squeezed' into the plot'*. I consider this to be a misleading statement since, relative to the density of the Downview Road houses, the proposed building will indeed need to be 'squeezed' into the available site.

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



Andrew & Viv Shepherd