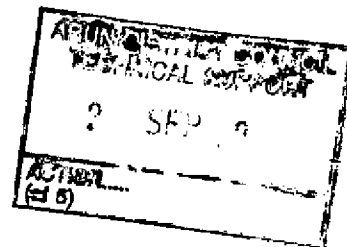


Mr. W.J. Roberts
Comps, 8 Elm Grove South, Barnham, Bognor Regis, West Sussex, PO22 0EL.



Planning Dept.,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
LITTLEHAMPTON.
BN17 5LF.



25th. September 2012.

For the attention of Mrs. S. LEESON.

Dear Madam,

Re : Planning Application - 17 Elm Grove South, Barnham, West Sussex.-EG/59/12/BR.

With regard to my previous comment- Ref: INET000013735, regarding the above, I confirm that no Site Notice has been displayed on or near the application site. Therefore not only are the public currently deprived of their Statutory right, but the 21 day period for displaying the notice cannot take place before your quoted date of 11.10.2012 as the end of the consultation period.

Your letter to the applicant of 11.9.2012 as well as advising that a site notice would be displayed, does give an incorrect address namely 18 Elm Grove South, rather than 17 Elm Grove South. I have checked in case a Notice had been placed at this incorrect address, but there is none visible. I trust you will now ensure a Notice is displayed for the statutory period.

In regard to this application I do object, on grounds of inaccuracies. In Question 6, there is the claim that there is no change to any pedestrian access, nor is any new vehicle access being created, both these answers are incorrect.

Firstly this location has never had a vehicle access from the highway of Elm Grove South. The site and bungalow was formerly the school caretakers home, with a chain link fence about 1 metre high on its frontage with the footway in Elm Grove South. There was a gap in the fence, probably about a metre wide, from where a concrete footpath led to the front door of the building. There was also another pathway that led across the front of the building towards the school buildings. Some years ago there was a fire at the school and a security fence was erected around the sides of the plot adjacent to the public footpath and the footway to Elm Grove South. This fence still exists, and pedestrian access to the building was only gained from within the school grounds, until the close boarded fence was erected to separate this plot from the school grounds.

No doubt the Applicant can recall that both these paths were removed when they were clearing the gardens in the early part of 2012. They may also recall that there was no driveway, hardstanding or other indication of vehicle access on the site. There is not a 'dropped kerb' but rather the kerb along the length of footway is only slightly raised from the level of the roadway.

Secondly the pedestrian access must be altered if the proposed access from the roadway is to be double gates onto an area of blockpaving. Previously it was completely closed off with the security fence and prior to that only a normal small entrance as mentioned above.

Because of the above inaccuracies, I would hope this application is referred to the WSCC Highway Authority to ensure a licence to cross over the footpath is obtained. Also so that they can consider the safety aspects of this proposed new vehicle access to the site, for the 8-20 vehicles mentioned in the application.

This location is on a right-angle bend, next to a secondary school entrance and with only one pavement in Elm Grove South at this point. This pavement is well used by pupils attending the school, plus local residents from the Elm Grove estate and nearby Flats, which include both the elderly and parents taking children to and from the Primary School in Elm Grove.

Whilst the Applicant details a limited use of the building, only on Sundays and two evenings a week, the school does have evening activities including use of the sports facilities and thus young persons will be also entering and leaving the school at this location during the evenings. The proposed layout would suggest that with the existing close boarded fence between the site and the school grounds, there is very little or no visibility to the nearside for drivers leaving the application site. Although there is no indication of the use of the hall being extended at present, halls of this type are often used for playgroups, coffee mornings etc. all a laudable use of a facility. But these would be further vehicle movements onto and from the site at times when the school would be operating.

In addition to the safety aspects, I hope the Planning Dept. and committee of Arun DC will be completely satisfied that the application, which although described as a 'permeable hardstanding' will not increase the likelihood of surface flooding in this area. What is being proposed is the covering over of the entire front and back gardens and side way to a former single storey dwelling.

With all the adverse publicity concerning owners of older terraced houses who have no garages or off street parking, converting their front gardens to a parking area, I cannot see that covering over an entire former garden, is anything but detrimental in a predominately residential area. We get surface flooding in heavy rain in this area and one clue may be that the adjacent estate is on an area shown as a 'brickfield' on old plans.

Whether the exterior lighting proposed becomes a nuisance to me as I live opposite, only time will tell, but I consider that any consideration for neighbours and local residents have not been a factor to date.

I consider it is a great pity that a change of use was never pursued and the building kept as a home for a family, which would have resulted fewer vehicles needing access. At a time when Arun D.C. is claiming that 2000 dwellings are required in this area, I would have thought that it was essential to keep every possible unit of the existing housing stock and to have encouraged WSCC to pursue a change of use. I therefore cannot agree with the comments expressed in the documents relating to a former planning matter EG/36/11 in relation to this site. I specifically refer to the e-mail from yourself to WSCC of 19.04.2011 relating to the building being re-classed as a residence and I quote- 'With regard to the change of use, we have some concerns, namely access and the residential amenity of the proposed residents vis-a-vis the proximity to the school and public footpath. Boundary screening would also be an issue for consideration'.

I presume that the same level of concern will be shown in regard to access in the current application now that it is proposed that 8-20 vehicles use the site. Also what is the 'residential

amenity'? If this relates to being overlooked by a school, there is only a single storey hall/chapel at the rear of the site and the wall of the main block, which does overlook the site has no windows in it. If it is noise, then I accept there are times when large numbers of pupils are outside of the buildings at break-times, but in the 16 years I have been here it has never been excessive or a nuisance.

Prior to residing at this location, for 10 years I lived backing onto North Lancing Primary School, and also within the last 45 years have ironically also lived next to a secondary school at Chichester, next to a primary school at Peasmarsh, East Sussex and adjacent to primary and junior schools at Littlehampton. I therefore have a reasonable practical experience of the effect of living close to a school. For about six weeks in the summer a school is closed at about the time when maximum use is probably made of one's garden, therefore there are always good aspects of residing next to a school. As for boundary screening, there is a close boarded fence on two sides and any houseowner could improve screening by the public footpath, by way of a fence or hedges or by attaching hurdles to the existing fence until hedges become established.

If noise is an issue always to be considered for 'proposed residents' I wonder how any residential accommodation could ever be sited next to a public house or other place of entertainment. If it is privacy or being overlooked, then again on modern estates with small gardens there is very little privacy possible. I consider the comments made have been a factor in what is proposed to exist by this application, namely a former dwelling (albeit used by the sixth form for a few years) now being a hall, with the entire garden becoming a parking area, with external lighting and large air-conditioning units.

I also think it did no credit that the Building Regulations only appeared well after work had commenced and the Planning requirement aspect only after my enquiry.

Yours sincerely,



W.J.Roberts.