

Marian Dickinson

87 Elm Grove

West Sussex PO22 0HE

ARUN DISTRICT COUNCIL

7 - DEC 2018

RECEIVED

To Amber Willard
Planning officer
Arun District Council

Re: Planning Application EG/69/18/HH 86 Elm Grove Barnham PO22 0HE

Single Story Extension and Various Alterations to Existing Property

Planning Case Officer Amber Willard

As nearest neighbour I have queries to raise re above application.

Varying Ground Levels on Site

These include low paved paths and patio, raised lawn and beds plus a well, A further low wall with steps leads to the rear garden.

It is difficult to see how the plot can be 'evened out' to accommodate the building of any new structure across such a mixed site.

Drainage

The lower areas have a history of flooding.

Digging new foundations and adding new building can only decrease the areas where surface water can drain away adequately without increasing future flood risk.

Soakaway – New Extension

Will this be a new soakaway or making use of an existing one? Again, a question of drainage.

Light

Difficult to judge but light into my kitchen is already affected by very wide tall bush adjacent to my kitchen door close to where new extension is planned.

West Sussex County Council Document – Planning - Comment on Planning Application-
Section 4

....will noise and disturbance increase such as from increased traffic?

....will access and parking be safe for road users and other pedestrian?

Re both above points:

Any related building vehicles and skips for No 86 over what could be an extended period of work, will need to find space in an already congested area with limited parking and constant busy traffic at the junction with main Barnham Rd and Elm Grove South.

At school times over 1,200 pupils attend Primary School in this road and Secondary School in Elm Grove South, all needing to get to and from school as pedestrians or cyclists although many are driven by parents who either turn around immediately after dropping them off at school gates or try to park before again returning to Barnham Rd.

The only two other adjacent roads between Barnham Rd junction and Primary School are private - no parking allowed.

Elm Grove is too narrow to allow parking both sides and where it occurs prevents traffic going up or down the road at the same time.

Parking is on L entering Elm Grove switching to R immediately after No 86 (house in application). This changeover creates a narrow chicane' for drivers going either way causing frequent arguments re who has right of way at the time, let alone who can park where and when.

Maybe West Sussex Highways can come up with solutions to alleviate any of these existing and potential future difficulties and especially throughout any lengthy period of building work.

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