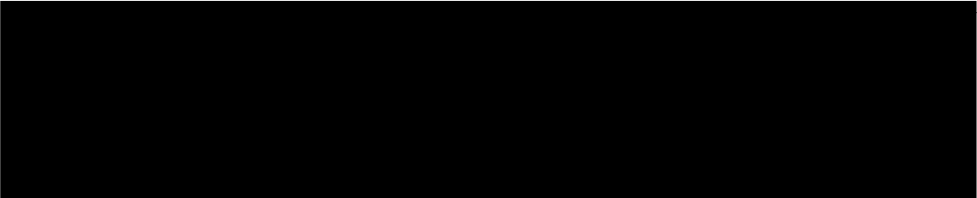


Objection.



Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



Dear Sir,

I noticed a retrospective planning application for a garden building in my neighbourhood being advertised recently outside the above mentioned dwelling. I note the deadline for submissions states 5th June, however this notice only appeared less than 21 days ago, hence my representation below:

I strongly object to this development on the following grounds:

- the plans submitted to the council for consideration are not to scale, not fit for purpose and underestimate the size of the existing structure.
- the development does not respect local context and street pattern, in particular the scale and proportions of the surrounding buildings and gardens. It is entirely out of the character for the area, to the detriment of the local environment and neighbourhood.
- the materials, design and type of construction used do not indicate this is a true garden outbuilding. Double glazing, high levels of wall and roof insulation and connections to utilities indicate intended use as a habitable accommodation = self contained annex. Does a garden/storage outbuilding really need that amount of glazed surfaces?
- I don't believe the measurements to be accurate, especially the max. overall eaves height of 2.58m is vastly understated. Together with a floor area approaching 30 m² this building required planning consents and building regulations approval.
- we have already endured 2 years of construction noise at the most antisocial times of day, including bank holidays and evenings during weekends. Despite the applicant stating this project was finished in July 2019, the structure still isn't finished and works are ongoing.
- This development directly contravenes several of the restrictive covenants for this freehold which clearly state:

1. The Purchaser should forthwith erect and forever after maintain a close boarded fence of the height of six feet between points marked A and B on the said plan
2. Nothing should be erected on the said land other than bungalows (including garages and outbuildings attached thereto) to be used as private or professional residences only and nothing should be done or permitted upon the said land which should or might be in any way a nuisance damage or annoyance to the Vendor or to the owners or occupiers of property in the neighbourhood
3. No pigs or poultry or or animals (or than dog and/or one cat in respect of each bungalow) should be kept on the land
4. No temporary buildings structure or caravan whether on wheels or otherwise of any kind should be erected or permitted to remain on the land except should or workshops used only for the weeks incidental to the erection of the bungalows to be built thereon and no brick earth or clay should be used or burned thereon nor should the sale of building materials be allowed thereon
5. No mould or refuse should be allowed to remain on the said land nor should any gravel or mineral be excavated therefrom except for foundations of buildings."

- The structure of this size represents an overdevelopment of the site and has a negative environmental impact on its surroundings. It is not clear how the homeowner intends to dispose of surface water run off. Our concern is the flooding of our gardens and possible overloading of the drainage system during storm events which are becoming more and more frequent.
- The side window (less than 1m from the boundary fence) on the north west elevations directly overlooks our and our neighbour's garden, leading to a loss of privacy.
- With alterations to the front garden (removal of mature vegetation, creation of additional vehicular hard standing - see before and after photos attached) and unacceptable over-development of the rear garden, this property has significantly contributed to the urban heat island effect and doubled its surface water loading on the 70 years old drainage system thus affecting the natural environment.
- This illegal development, which does not fall under permitted development rights and required formal consultation and planning application, makes a mockery of our planning system and legislation.
- This outbuilding has a negative impact on the neighbouring properties (at least six), causes annoyance due to its use and overlooking (see restr. covenants above).
- 31 Cissbury Road, (like all other bungalows in the area) already features a brick build garage - the assertion that the new structure is required as a garden building to store materials etc is absurd.

Given all of the above I urge Arun council to exercise its powers and instruct the removal of this unlawful development. Allowing this structure to remain in situ would set a very dangerous precedent, both in terms of planning control compliance and from an environmental point of view.

Mr Martin Randa

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