

amanda burton
8 Alfriston Close
felpham
po226qb

Your Ref: OWPC23769
Our Ref: FP/139/19/OUT 23-06-2019
Please ask for:
Maria Tomalova

26th July 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for the erection of 1 No. dwelling.
Land south of garage compound & East of 12 Alfriston Close Felpham

Thank you for your internet representation made on 25th July 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam

OBJECTION to FP/139/19

I wish my comments to be recorded as an objection to the planning application FP/139/19 for the following reasons.

The plot of land of this proposed construction has always been constituted as a part of the Green Amenity Land and had been maintained by WSCC for 40 years until the original developer sold off this and other plots originally held under the site title deed SX146103.

The historical plan of the Flansham Estate is one of an open plan arrangement and this plot is one of green space and not to be developed.

The visual amenities and open character and appearance of the estate was used by Arun Council as a reason to refuse planning application FP/114/08 for low level fencing to the boundary of a house in Fittleworth Drive. Policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan were quoted by Arun as a reason for Refusal. Thus these policies should again reflect the refusal of this application on the open-plan condition imposed for the original development of the site.

I note it is proposed to build this property adjacent to 5 garages all privately owned. Their construction believed to be of asbestos. Should this property be built, the owners of the garages will require access to maintain the rear and the roofs of their garages. What permission has been sought from the owners of the garages?

I do not believe the applicant will retain the two beautiful 20 feet high trees, both of which sit dominantly on this green space, as trees of this size and root spread would render any property

un-mortgageable and un-insurable. It would be an indefensible loss of two trees in an area sadly lacking in trees of this magnitude and size.

The block plan of the application shows that the current public footpath adjacent to the green space will be removed in favour of the property but with no consideration for pedestrians who will be forced to step into the road to cross to the pavement on the other side.

The planning application does not show the current position of the street lamp which sits on this green space and is invaluable to those who use the alleyways to access 12 and 14 Alfriston Close,

7 to 10 Fittleworth Drive, and the garage compound. As the public footpath is to be removed under this application there would be no logical place to relocate the street furniture.

Finally, parking within this area of Fittleworth Drive is very confined and another property

with vehicle requirements would prove further difficulties for those who already live there and struggle to park their vehicles adjacent to their properties.

Amanda Burton

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning