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Your Ref: OWPC23968
Our Ref: FP/139/19/OUT 23-06-2019
Please ask for:
Maria Tomalova

8th August 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 8th August 2019 which has been recorded as '**support**' with the comments as follows:

Now that we have come near to the conclusion of the public comments period it may be necessary to reiterate and state the following for the avoidance of doubt:

1/ The pedestrian footway will not be affected by the intended development, it will remain as it is.

2/ The street light will not be removed, possibly repositioned to allow for a motor vehicle space as a result of this intended development.

3/ The trees will not be affected by this intended development.

4/ The garage roofs will still be accessible for maintenance etc. albeit over private ground with the owners permission.

5/ The issue of parking has already been addressed by the WSCC highways email stating dropped curb and there is by implication sufficient space for the purpose. There will not be any further demand on car parking spaces as a result on the estate.

Additionally the conclusion of the Authority is:

"The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal."

The objections based upon this premise are therefore not valid.

6/ The building meets the minimum space requirements required at approximately 40 mtrs² for the dwelling and another 40 mtrs² (greater than that suggested by a recent respondent as a minimum) for its remaining curtilage.

7/ The solar tile suggestion will yield the required kwh per year (particularly as one side faces almost directly due South) to sustain this development with its needs and more likely will contribute its excess to the national grid as it will of course be connected to it to take advantage of the system.

8/ Very little or no concrete will be used in its construction, which will be fast, resulting in a

high efficiency/carbon minimal low cost building.

9/ The cladding, which also means brick/mortar slices on the lower levels, as the nearby single storey properties are conventional bricks and mortar, will enable the building to blend into its environment without question.

10/ The package treatment plant would obviously be an above ground system proposed, not dug in as another respondent suggests, but as we are at outline planning all matters reserved stage if this idea is inappropriate it can quite easily be excluded in any further detailed application stage, of course!

11/ The new development referred to in a recent representation only provides for 2 one bed flats out of the entire development so the housing quota for this segment is unlikely to be satisfied by this alone.

I hope the above has now corrected the misunderstandings giving rise to the objections.

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