

[REDACTED]

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 05 October 2017 02:48
To: Planning
Cc: [REDACTED]
Subject: FP/177/17/OUT - Rear of 9 Downview Road Felpham PO22 8HG - OBJECT

FAO Case Officer: Mr R Temple

Mr G Davies & Family,

11 Downview Road

Felpham

Bognor Regis

West Sussex

PO228HG

Dear Sir,

RE: Application FP/177/17/OUT - Rear of 9 Downview Road Felpham PO22 8HG

We strongly OBJECT to this development due to the following points and reasons.

OVERALL OBJECTION is....

The main issue is the effect of the proposed development on the character and appearance of the area. The development plan includes policy GEN7 of the Arun District Local Plan of 2003 (LP). The policy states that development will only be granted for schemes displaying high quality design and layout: At (iv) the policy seeks to avoid an unacceptable adverse impact on adjoining occupiers.

The adopted Felpham Neighbourhood Plan (NP) also seeks a high quality of design. Policy ESD1 says that new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

REASONS:

1. APPLICATION DISCREPANCIES

2. PRIVACY and AMENITY
3. HEIGHT and MASS
4. LOSS OF PROPERTY VALUE
5. PLOT NOT WASTELAND or TREE FREE
6. HEIGHT & SCALE NOT CLEAR
7. SET BAD PRECEDENCE FOR AREA – PANDORA’S BOX
8. VISUAL IMPACT FROM DOWNVIEW ROAD
9. INEVITABLE DAMAGE TO NEIGHBOURS TREES AND VEGETATION
10. LANDSCAPING NOT DEFINED AND UNREALISTIC
11. HIGHWAYS
12. SUBSIDENCE

REASONS – DETAIL:

1. APPLICATION DISCREPANCIES

There are discrepancies on the application plans and elevations with respect to the house being called a bungalow, let alone no height measurements, given it’s for a new two-storey - three-bedroom house.

The application says there is no impact to trees. There is an apparent mistake as trees are located on the building site and those within all neighbouring properties will either need to be removed or suffer significant root damage due to the new access road foundations, new utilities pipes/supplies, soakaways and new house.

The building plot is a garden and not Wasteland.

2. PRIVACY and AMENITY

The new two-storey house would directly overlook my garden and house. I would lose all privacy in my garden and in the rear of my house.

My Greenhouse and vegetable garden is south facing. The new dwelling is positioned right next to this part of my garden. The very close proximity of this two-storey house would send this vegetable garden and orchard into shadow. The light loss would render my greenhouse useless and much of my vegetable garden useless. This is my lifelong hobby and livelihood, this utility would be significantly diminished to overshadowing, because of the height of the building, and its overbearing nature, so close to the south facing side of my boundary.

The additional noise and disturbance from the new house and traffic movement would again reduce my amenity and enjoyment of my property and garden.

3. HEIGHT and MASS

The new two-storey house would be overbearing to my property, especially one of its walls will be only 150cm from my fence. This wall is ground to top of roof apex height. The design has not attempted to pitch this wall away from my land, so not attempting to reduce its overbearing nature.

The BUILDING MASS is not sympathetic to any neighbouring properties. The BUILDING MASS and ratio of building to garden in the new and existing (No 9) houses, is again not sympathetic to any surrounding properties. The proposal seems to have a disproportionate loss of a rear garden. The plan would lead to the loss of the verdant character of the area.

No details of how the project would try to DISGUISE the BUILDING MASS are provided - no LANDSCAPING PLAN. The new two-storey house is so close to my house (150cm), there is no adequate space to plant & maintain any vegetation (and will be fully shaded-north facing). If planted, there would also be no space to maintain and redecorate the painted exterior walls, of the new house.

If there was an attempt to disguise the house with vegetation, I would be concerned that there would be no controls (TPOs) to retain it. It could easily be removed by the current or any subsequent owners of the house, so exposing my property to this overbearing mass.

4. LOSS OF PROPERTY VALUE

The Overbearing Mass and loss of Privacy and Amenity would devalue my property value.

5. PLOT NOT WASTELAND or TREE FREE

The application states the new house would be built on wasteland, it is not wasteland.

A ECOLOGY or TREE SURVEY is required as no impact to trees onsite has been declared on the application, let alone neighbouring trees within a minimum 15-metres perimeter of the new property and new extensive hardstanding access road. The survey would also clarify the building plot as well manicured maturing garden.

6. HEIGHT & SCALE NOT CLEAR

The submitted plan is only for outline purposes, it has no real detail or clear measurements of actual size and height. It concerns me as I have no ability to really understand how big a mass and how overbearing it would be.

7. SET BAD PRECEDENCE FOR AREA – PANDORA’S BOX

The new house has no auxiliary use to the existing property on the site, it’s more a windfall plot.

This area of Felpham does not have any other ‘back land’ development similar to what is proposed.

Both the existing and new houses would have the same permitted developments rights (unless curtailed) to extend and expand, potentially further reducing the green space left on the two plots. (e.g. Extensions/garage conversions, extra parking, sheds & external garages)

This project requires substantial additional details, FULL PLANNING APPLICATION is needed before any provisional approval is considered. Given the proposal will set a Precedence for significantly higher building density for the area, the apparent lack of necessary additional detail is dangerous.

If it was approved, this would set precedence to allow further development in the rear gardens of all properties alongside no 9. The precedence could allow a complete new cul-de-sac to develop off the access road proposed in this plan. It would be hard to reject permission to other rear garden developments if this proposal was approved.

8. VISUAL IMPACT FROM DOWNVIEW ROAD

The proposed development density of the new and existing dwelling at 9 Downview Road would contrast markedly with the surrounding area and neighbourhood. This would be reflected in the appearance of the development, which would be conspicuous from mine and neighbouring properties, and most obvious seen from the access road and streetscape view from Downview Road.

The combined effect of seeing the existing and new dwelling create a significantly more urban feel compared to development nearby. The overall impression would be of rather cramped developed area, which would be uncharacteristic of the locality.

There is no assurance that the cramped and discordant appearance of this scheme could be mitigated, to the detriment of the character of the area generally.

The access road would be about 40m long and narrow (approximately 3.5metres wide) and have no verges. The proposed layout indicates the access road without any space for screening verges for privacy or aesthetics. It is not up to me or my neighbours at 7 Downview Road or those in South Road to mitigate for this new development on our own private property. The access road itself would be long and narrow with no redeeming features. There are no other accesses of this sort anywhere nearby.

The proposed kerbside storage of refuse bins would appear quite ugly and incongruous to the vicinity.

9. INEVITABLE DAMAGE TO NEIGHBOURS TREES AND VEGETATION

The entire length of 7 Downview Road boundary consists of mature vegetation and trees. They will either need to be removed or suffer inevitable significant root damage due to the new access road foundations, new utilities pipes/supplies, soakaways and foundations for the new house.

The need for a house rainwater soakaway would probably require excavation at the rear of the new dwelling, potentially affecting the roots of the South Road neighbours' trees at the end of the property.

The absence of any proposed landscaping on 9 Downview Road land would force us neighbours to plant additional vegetation to hide the MASS of the new development, let alone for PRIVACY.

10. LANDSCAPING NOT DEFINED AND UNREALISTIC

There are no plans for landscaping or even any space for adequate disguising landscaping to be planted.

11. HIGHWAYS

Downview Road is already a very busy road with a large primary and secondary school close by. With lots of children pedestrians and cyclists on the Downview Road and its paths. It is even subject to a proposal to introduce substantial traffic calming measures to reduce traffic due to safety. The existing property has an in-and-out dual entrance driveway due to visibility splay issues. Partly as the neighbouring properties have high boundary hedging/trees obscuring these entrances. It also has a garage, 4 external parking spaces for cars, motorhome and boat. The proposal would reduce the existing property to a single drive entrance, no garage (one space) and reduce two further exterior car spaces to allow the new house access road. Both properties would have greater visibility splay issues and total number of car spaces reduced to the existing property causing inevitable extra parking issues on Downview Road.

13. SUBSIDENCE

The access road doesn't seem wide enough to deal with the ground bearing pressure/shear loading to support Fire Engines access or other large service vehicles.

I would also be concerned that the age of the existing properties would mean they have shallow foundations (18inches?) so heavy construction or new access road traffic could cause subsidence to no 9 and neighbouring properties.

Yours sincerely

Mr G Davies & Family