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17th November 2020

John S Godsmark
4 Jacken Close
Felpham
Bognor Regis
West Sussex
PO22 7DU

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

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

Application No: FP/212/20/OUT

Site Address: Pipers Croft 6 The Loop Felpham PO22 7ND

Description of works: Outline application with all matters reserved for 1 No. 4 bed detached dwelling.

Thank you for your internet representation made on 16th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31402

Objection to the proposed development to the rear of No 6 The Loop, Felpham PO22 7ND

Planning No FP/212/20/OUT

By J & C Godsmark, 4 Jacken Close, Felpham PO22 7DU

Our location relative to proposed development

Our eastern boundary is immediately adjacent to the rear garden of no 6 The Loop. Our SE corner boundary abuts the NW corner of the new development plot proposed. As such this development will have a large impact on our property.

Objection 1 - Drainage

Flooding issues on the Summerley Estate have been well documented and the Council's Engineers are well aware that the garden of No 6 The Loop has a very large drainage pond and other infrastructure to help mitigate flooding issues. Any interruption of this would worsen the flooding situation. The proposed development would also add capacity to an already overloaded drainage infrastructure. (Please note that on 15/11/2020 raw sewage erupted for several hours from the manhole eastern end of Limmer Lane opposite 130 Limmer Lane, ref. 2601 -reported).

Objection 2 - Loss of Sunlight

We have a pre-existing deficit of sunlight during the six winter months due to the three storey properties, 1-3

Jacken Close (Spinnakers) which overlook our two storeys. This deficit would be exacerbated by a proposed development to our southeast, increasing the gloom especially on the ground floor.

Objection 3 - View and Privacy

The proposed development will block our southeasterly view towards the sea from our bedroom (facing east) and equally our privacy.

Objection 4 - Vehicle noise and pollution

The proposed plot is not immediately adjacent to The Loop. Consequently, vehicular access would be via a long drive through an existing garden increasing vehicular noise and pollution for neighbours.

Objection 5 - General

This development is unneighbourly and out of keeping with other properties in the Loop. It will have a detrimental effect on the environment and quality of life for the neighbours.

John Godsmark/Christine Godsmark 16th November 2020

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.