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19th March 2019

Dear Sir,

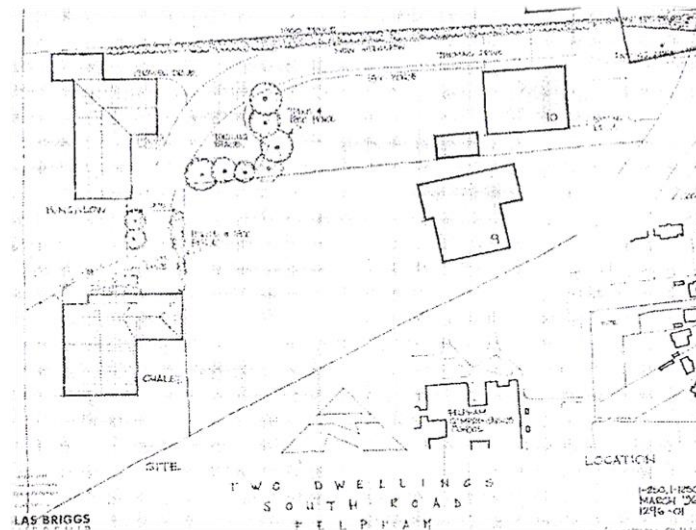
Re: Application FP/30/19/PL No 10 South Road
Re-submission following FP/234/17/PL

My wife and I are strongly opposed to this application for back garden development. The act of demolishing one dwelling to make way for an over-imposing driveway to a single new dwelling to be built at the bottom of the original garden can have only one purpose; as a bid to establish the principle of backland development in our locality, which if granted would open the way for a progressive over-development, leading to fundamental spoliation of the built environment and character of our immediate locality.

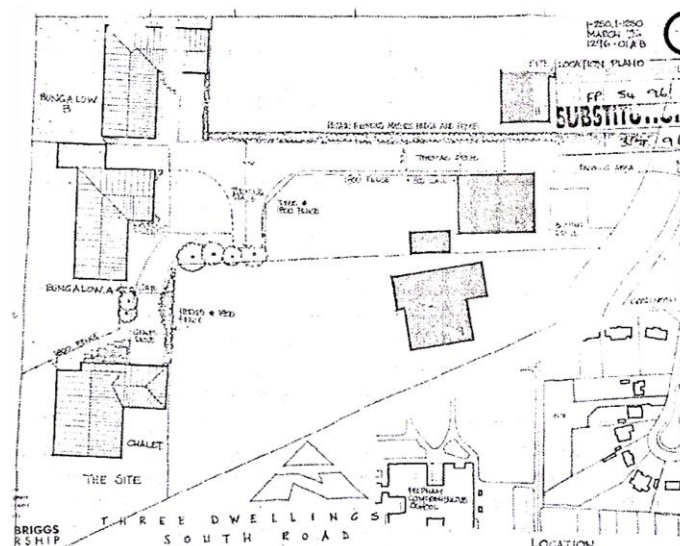
We believe this re-submission would still conflict with **D DM1, D SP1 & SD SP1** of the Arun Local Plan and **ESD1** of the Felpham Neighbourhood Plan.

Planning by the same people on No 10 South Road's garden and neighbouring land has persisted now for 23 years, this current Application being the 8th. We feel this planning history, with its three dismissed Appeals, sheds light on the underlying ambition and purpose of this latest application and therefore forms an important reference, when seeking a fuller understanding:

This 1996 application began with two dwellings on the same backland as that of today's application:



However, while Arun Planning were considering this earlier version, a further dwelling on the garden of No 11 was added in:



On May 30th 1996, the applicant wrote:

*"the proposed properties will be in line with the property at the end of Drygrounds Lane and No.27 Goodwood Avenue and, if you like, **complete the row.**" [our emphasis]*

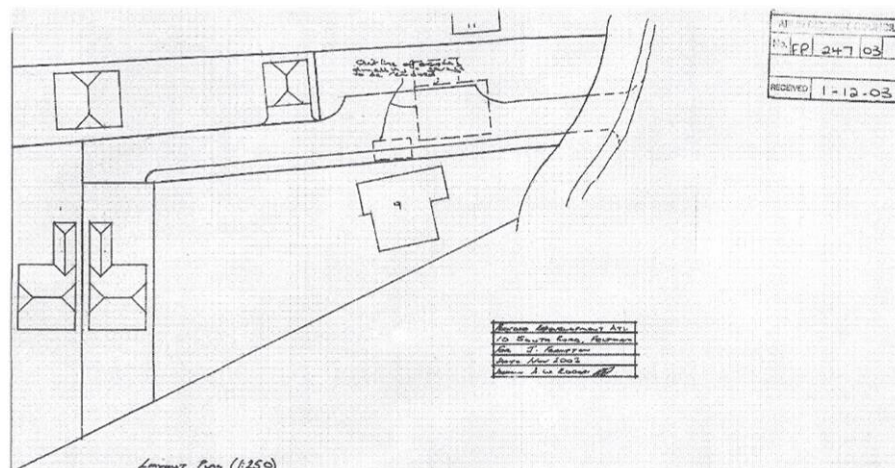
So right from this earliest application there has been an ambition to **"complete the row"**.

We summarise here some reasons this application was refused:

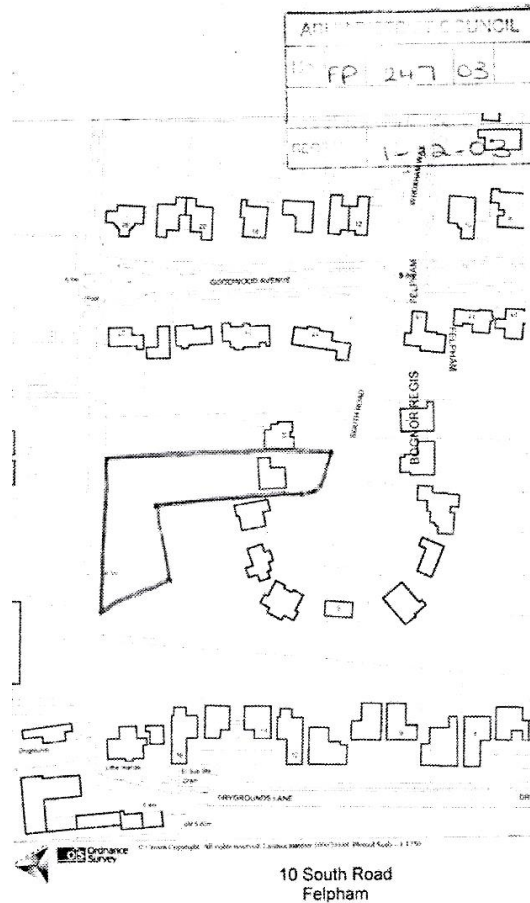
- Unsatisfactory form of backland development.
- Detrimental to the amenities and quiet enjoyment of existing properties in the locality.

FP/247/03/PL

As with the current Application, this proposal required the complete demolition No 10 South Road to provide access to 3 chalet bungalows on the same land as that of today's application:



The site plan below shows the extent of No 10's garden since the original bottom of No 9's land was sold to No 10, before the time of any of the present owners and the beginning of planning. This situation has remained effectively the same since, despite the applicant now owning the western portion:

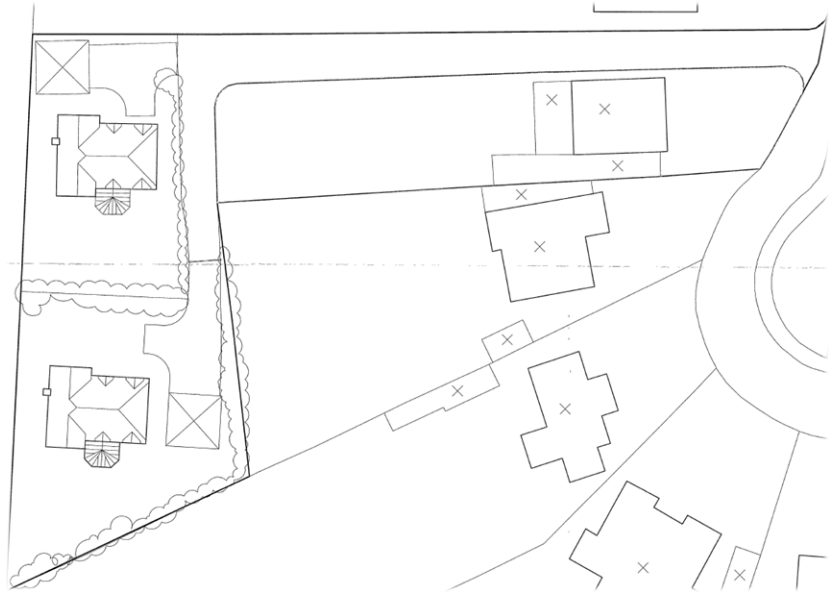


Some summarised reasons given for refusal of FP/247/03/PL:

- Unsatisfactory form of backland development.
- The proposed road would detract seriously from the present character and visual amenities of the street scene.
- Access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties.

FP/225/05/PL (Withdrawn)

This application reverted to essentially the same as FP/54/96/PL with two dwellings and the same access between Nos 10 & 11:



FP/190/10/PL

Planning was then tried with no vehicular access, presumably because it was realised how unworkable vehicular access would be, but this was refused and then dismissed at appeal (APP/C3810/A/10/2141566).

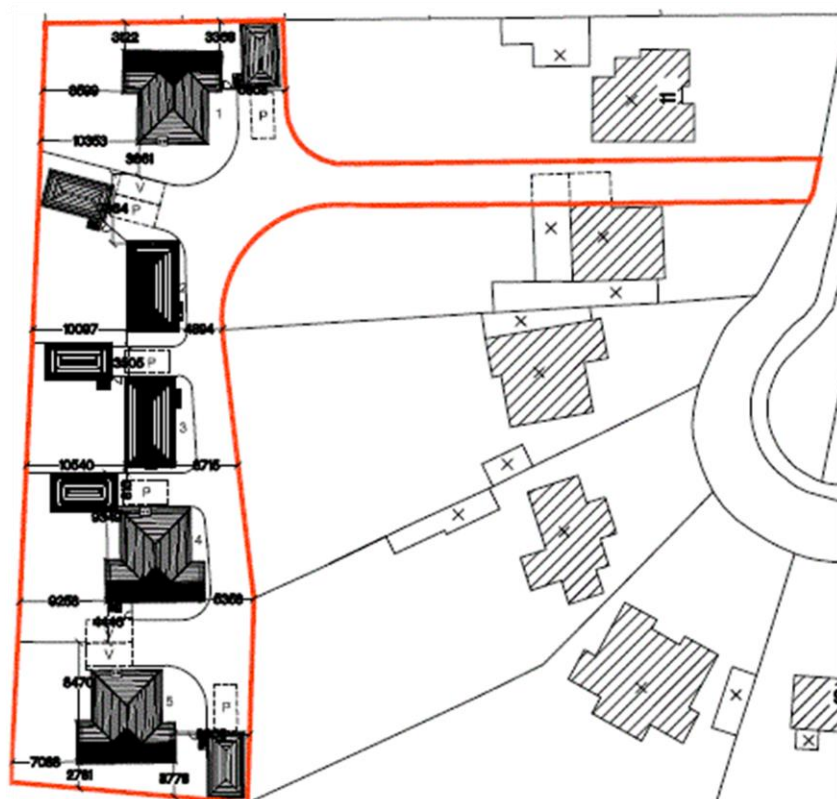


In his Reason 6 the Appeal Inspector wrote:

*"It also risks setting a form of **precedent for similar development in the locality, including to the north and south of the site**, [our emphasis] which would exacerbate the harm to the established built form and appearance of the area."*

FP/60/16/PL

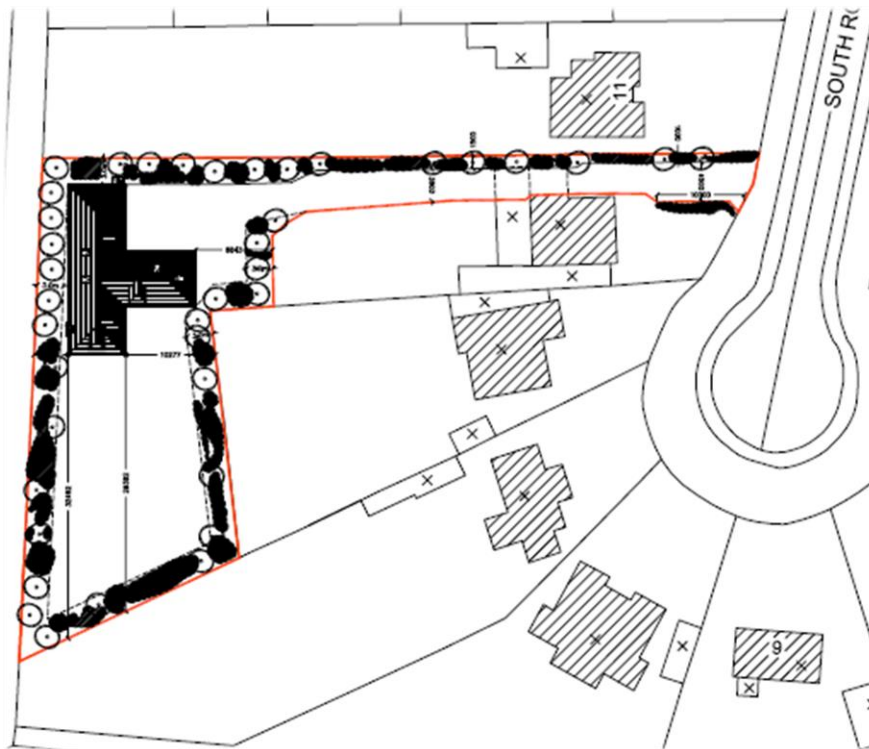
With planning now on two neighbours land (Nos 8 & 11, the owners of which had no wish whatever to become involved) this application returned to vehicular access and showed with a flourish the applicant's ambition to **"complete the row"**, first alluded to in 1996 and warned of by the Appeal Inspector in 2011:



FP/186/17/PL Dismissed at Appeal. APP/C3810/W/17/3166943

The map shows a series of residential lots along a road labeled "SOUTH ROAD". The lots are numbered 1 through 9. A red outline highlights a specific section of the road, encompassing lots 1, 2, 3, 4, and 5. Each lot contains a house icon. Lot 1 has dimensions 3122 and 3368. Lot 2 has dimensions 8599 and 10353. Lot 3 has dimensions 10097 and 3505P. Lot 4 has dimensions 10540 and 8715. Lot 5 has dimensions 9258 and 5358. Other dimensions shown include 17400, 4500, 18000, 18000, 4800, 4894, 4446, 8471, 7088, 2781, and 3778. There are also several shaded areas and 'X' marks scattered throughout the map.

FP/234/17/PL forerunner to the present re-submission:



Arun Planning's Reason for refusal:

The back land development by reason of its layout, location and access would be damaging to the established pattern of development and out of character with the area contrary to saved policy GEN7 of the Arun District Local Plan 2003, emerging policies D DM1, D SP1, QE SP1 of the Arun Local Plan 2011-2031 Publication Version (showing Modifications) and ESD1 of the Felpham Neighbourhood Development Plan May 2014.

Also dismissed at Appeal APP/C3810/W/3195440

Latest proposal **FP/30/19/PL** based on FP/234/17/PL

With this past history we are unable to believe that -- after 23 years -- to "**complete the row**" is off the agenda. We believe this single dwelling is intended to appear as reasonableness itself and break through the established view that none of this back garden land is suitable for development.

Our concern, over the possibility of similar damage to the east of South Road, was further heightened when reading the Planning Officer's Report for the Downview Road application FP/177/17/OUT, in which he cites the Inspector's decision over APP/C3810/W/3166943 at 10 South Road, thereby very much linking the principle of any Planning outcome for either the east or west of South Road. The Google Earth capture below is taken from our letter of objection to FP/177/17/OUT, where it illustrates the area of our concern with a yellow wash, contrasting with representative surrounding development in magenta:



While we appreciate that Planning's first task is to consider the particular proposal before it, certainly with this current Application, we believe the site's full Planning history and the direction of intent at this juncture is equally important, when seeking a good Planning outcome for the immediate and wider locality.

It has become our belief that a grant for even one dwelling, in any of the gardens we show in our **yellow-washed patch** above, would lead to the speculative purchase of properties for development, as and when they come on the market. It can be expected too that this process itself would rapidly gather momentum, as people who originally chose to live here and share in its particular character find it no longer works for them. We therefore view FP/30/19/PL as a trigger that would unleash a cascade of harm, if it were ever to be pulled.

When considered in its own right

At first sight and when considered in its own right without the precedent it would set, we wondered if it would be correct to define what is currently proposed as backland development. On reflection though we feel this would be entirely correct, since the removal of the original No 10 would not alter the backland of South Road; moving No 10 from the building line to the back does not magically convert all its backland into frontland – the wider and established context remains unchanged.

We concluded that a reasonable distinction between frontland and backland could be made by considering land to the front and back of buildings which front approximately up to the established building line.

This move from the building line fits poorly with the **4. General Design Considerations** of the **Felpham Parish Council's Design Guide**, which despite being still out for consultation, we feel must carry some weight:

- 4a Such a move from front to back of the site would be a gross departure from the historic building line.
- 4b The proposed development would not respect the character of this part of the Parish.
- 4c It would not seem entirely correct to describe the proposed development as infill, since there is no net gain in dwelling numbers. Nevertheless, the changes proposed would have similar effects to those contemplated by 4c,

with regard to residents' and the public's experience in South Road and when walking along the much used footpath 153, to the west of the site.

At present this path has a pleasantly relaxing, semi-rural feel about it, partly because the houses of South Road are more than 52 m away, whereas the proposed dwelling would be only 6m from walkers.

For the public in South Road though, there would in contrast be a gappy space created that would disrupt the established layout of the road with a driveway, as yet unspecified in detail, but entirely outside the length, scale and character of any nearby.

South Road has an open spacious feel to it but the sense of place this affords is derived in no small part from the way all properties stand alongside each other facing towards this inner open space, giving a sense of conversation – a round table effect – one which helps foster strong community life. This effect would be all but lost through the proposed gap; the new No 10 being set apart from the rest.

FP/247/03/PL required the complete removal of No 10 to make way for an access, the same as currently proposed in FP/30/19/PL, and Reason 3 for the former's refusal included these words:

"The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties ... "

It is a defining characteristic of gardens within the **yellow-washed patch**, shown on page 9 of this letter, that together they form an area of green tranquillity which is to a large extent enclosed by our houses arranged along the building line, and to the west by Footpath 153, with no vehicular presence. Though not yellow washed by us, the properties of Drygrounds Lane should be included in this. This arrangement provides a measure of shared privacy and quiet enjoyment, away from houses – the focus of our habitation -- as well as from the noise and fumes of vehicular movements.

While the public cannot share in precisely this, the haven it provides for wildlife and its general greening of the area are still of wider benefit and particularly so for the many walkers who use Footpath 153. We believe these are amongst the characteristics all three Inspectors have recognised and sought to preserve.

We therefore feel that, in its different ways to both the east and west of the site, this proposal would be detrimental to the overall quality, amenity and streetscape of the area and would fail to respect the character and appearance of it.

- 4g The visual impact of the proposed driveway would be insensitive to the location and out of keeping with the character of the street scene.
- 4p The relocation of No 10, fifty three metres further back from South Road, would break with the existing pattern of property density, height and volume, while dramatically altering people's experience of surrounding building heights and character, as well as failing to maintain the existing street front/building line. This would violate the fabric supporting a long established community.

Housing supply

5.2 Future vision of Felpham (Neighbourhood Plan) tells us there is currently no housing allocation for Felpham, but that small scale development opportunities may be considered. We understand that such opportunities would normally arise as windfall on previously developed land, whereas the land in question has been and remains residential garden land within a built up area, so cannot be described as brownfield, previously used, previously developed or any other such term, **NPPF Annexe 2 Glossary**.

It also seems to us that categorising this backland as windfall would conflict with **H2 a, b & c** of the Felpham Neighbourhood Plan.

(**ESD1** Felpham NP) Development of this backland would seem to conflict with all aspects of this policy.

We are pleased to read, under **12**, page 7 of the **NPPF**, that since the current Application would seem to conflict in these several ways with the Felpham Neighbourhood Plan, permission should not normally be granted.

Avoidance of over-development and maintaining variety

We find further support for our understanding of the status of garden land in a built up area when reading under **Achieving Appropriate Densities 122 (d)** on page 36 of the **NPPF** we find:

“maintaining an area’s prevailing character and setting (including residential gardens),”

And again, in the context of windfall sites, under 70 on Page 19 of the **NPPF**:

“Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

Arun Local Plan Policies

Some Policies of the Arun Local Plan seem directed towards shaping the character of new and often large developments, but we believe these should also inform the preservation of existing character, where this is of merit, as for them to do otherwise would be absurd. Accordingly, some of our following comments are shaped around this view:

(6.1.2 **SD SP1** Arun Local Plan) The total demolition of No 10 would incur considerable net environmental cost through the waste of transport, energy and materials used to build it, as well as that of its disposal. This conflicts with one of the five guiding principles of the Sustainable Development Strategy. We feel the proposal would therefore be of negative sustainability and should attract no presumption in favour of a grant – indeed the reverse should be so.

(6.2.2 of **SD SP1**) It seems to us that all necessary and meaningful evolution needed to build a successful mixed community is taking place through expansion of development boundaries, while the range of local housing need

is met in part by the type of inherited development of which our **yellow-washed patch** is an example.

(13.1.4 **D SP1**) Our **yellow-washed patch**, set in the wider Downview area, already has a separate identity through its form and pattern of development and this would be eroded by any development of its backland.

(13.2.2 **D DM1**) No amount of attention to detail over a new building on this backland could overcome changes of scale and massing, in a way that would harmonise it with its surroundings.

(13.2.4 **D DM1**) The design quality of buildings and space within our **yellow-washed patch** are already cherished, valued and maintained, with every hope they will be enjoyed and shared by future generations to come.

(13.2.5 **D DM1**) The applicant has not ensured involvement of the local community. Quite the opposite in fact.

(13.2.6 **D DM1**) Backland development would fail to respect, improve or enhance the existing environment of the **yellow-washed patch**.

(13.2.7 **D DM1**) The distinctive character of our **yellow-washed patch** already engenders community pride and fits well with the established development pattern of the wider Downview area.

(13.2.9 **D DM1**) The complete removal of the present No 10 would be a gross departure from existing height and massing, leading to the greatest of interruption to the existing building line and overall streetscape, detracting unacceptably from the local character.

(13.2.10 **DM1**) Our **yellow-washed patch** already shows local distinctiveness and variety within the wider Downview area and, far from enhancing this, any backland development would degrade and eventually blur away this distinctiveness.

(13.2.12 **D DM1**) Even though the current proposal would not alter densities, this would only hold until the next proposal based on precedent. For this

reason we feel now is the moment to consider the underlying purpose behind these words of 13.2.12:

"The density of proposals should be sympathetic to the site and its surroundings. Within large sites the density should vary to guard against uniformity."

The particular density and distinctiveness of the **yellow-washed patch** are examples of established variety within the wider Downview area and we would expect these to be guarded by the same wish to avoid uniformity across the wider Downview area every bit as much as when designing a new development of comparable size to it.

(QE SP1) As previously stated; the current arrangement provides a measure of shared privacy and quiet enjoyment, away from houses – the focus of our habitation -- as well as the noise and fumes of vehicular movements. These qualities could not survive any development within their midst.

Applicant's claimed justification for Backland Development

The current Applicant made a lengthy submission to the Inspector for his APP/C3810/W/18/3195440 (FP/234/17/PL), described as: 'SOC Appeal for costs(paragraph 9.6)'. This can be found on the Arun Planning website here:

Application Ref : FP/234/17/PL				Email	X
	Date	Document Type	Description		
	12/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	THIRD PARTY CORRESPONDENCE		
	12/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	THIRD PARTY CORRESPONDENCE		
	12/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	THIRD PARTY CORRESPONDENCE		
	12/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	THIRD PARTY CORRESPONDENCE		
	12/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	THIRD PARTY CORRESPONDENCE		
	12/04/2018	APPEAL - INSPECTORS DECISION	THIRD PARTY CORRESPONDENCE		
	29/03/2018	REP LETTERS			
	27/03/2018	APPEAL - ARUN DOCS	Appeal Statement of Case 22.3.18		
	26/03/2018	APPEAL - APPELLANT DOCS	SOC Appeal for costs (paragraph 9.6)		
	26/03/2018	APPEAL - PLANNING INSPECTORATE DOCS	Letter re award of costs 26.3.18		
1	2	3	4	5	6
7	8				
Page 4 of 8, items 31 to 40 of 80.					

In this he sought, amongst other things, to establish that backland development should be the norm for our immediate locality. Under his 8.5, page 17/21, Backland development, he listed a – j as backland developments in Felpham that he considered would justify the same in South Road. These we have marked on the Google Earth capture below:



When looked at closely, we found none appear in any way similar to the circumstance in South Road. Amongst other things, not one seems to have required any demolition to gain access, while their surrounding layout, buildings and character show no likeness.

The Applicant waxed lyrical over the many leafy nooks and crannies to be explored in Felpham, and that's fine; that's what happened there -- backland development is often very fitting and pleasing, but not always and sometimes very much not. If there has been bad behaviour elsewhere, this in no way

legitimises bad behaviour here and this is what we believe backland development in South Road would amount to.

Range of garden size through local development history

Sites in Goodwood Avenue, South Road and the west side of Downview Road – our **yellow-washed patch** -- were the first north of the A259, and in this part of Felpham, to be developed. For a number of years afterwards they remained surrounded by farmland. When eventually this farmland was developed as well, it was carried out according to the needs of the time; on generally smaller plots than had been the case with the earlier development. So through Felpham's incremental development over the years we now have this legacy of some larger gardens set in a wider pattern of smaller gardens, which offers a mix of interest, variety and diversity, rather than a one-size-fits-all uniform block of development.

Possible reasons for Lack of backland development nearby

It is notable that, within this south east corner (the **yellow-washed patch**) of the wider Downview area, the applicant seems unable to identify any backland development. Only the larger gardens could provide for this and it seems likely that, for the most part, people who have bought these have done so precisely because they appreciate and wish to enjoy them, so have not tried applying for development.

Where anyone has done so, clearly those whose role it is to decide have always, in the end, shaped their decision in support of the contribution this **yellow-washed patch** makes to the rich and varied interest of Felpham.

Further claimed justification when Appealing

In a very late bid to further make his case to the Appeal Inspector -- over several points but including backland development -- the applicant sent an e-

mail described as 'Third Party Rep Adrian Burrows 15.5.18' , which can be found on Arun Planning's website here:

Application Ref : FP/234/17/PL Email X

	Date	Document Type	Description
	11/06/2018	APPEAL - INSPECTORS DECISION	Cost Decision 8.6.18
	11/06/2018	APPEAL - INSPECTORS DECISION	Inspector's Decision 8.6.18
	11/06/2018	APPEAL - PLANNING INSPECTORATE DOCS	Letter from PINS re Decision and Costs 8.6.18
	17/05/2018	REP LETTERS	Third Party Rep Adrian Burrows 15.5.18
	17/05/2018	APPEAL - PLANNING INSPECTORATE DOCS	Letter regarding appellant's final comments 16.5.18
	13/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	Third Party Correspondence
	13/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	Third Party Correspondence
	13/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	Third Party Correspondence
	13/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	Third Party Correspondence
	13/04/2018	APPEAL - PLANNING INSPECTORATE DOCS	Third Party Correspondence

1 2 3 4 5 6 7 8 Page 1 of 8, items 1 to 10 of 80.

These further comments were built around the earlier Appeal Inspectors comments made in his dismissal of APP/C3810/W/17/3166943 (FP/186/16/PL).

One aspect about which the appellant would seem to have been particularly exercised in this e-mail is the Inspector's writing in his reason 12 that;

"Importantly, this area of Felpham does not have any other 'backland' development similar to what is proposed."

And then in much the same vein, from his Reason 12:

"There are no other accesses of this sort anywhere nearby."

He would seem to believe that a Neighbourhood Plan is necessarily prescriptive, allowing no deviation whatever or nuanced understanding of local character. Not only this, but that its interpretation is based simplistically on case; so that if there is ever one backland development allowed, the same must be permitted throughout its range of diktat, to the exclusion of all other reason and considerations; not even the possibility of learning from experience is allowed.

Thankfully the Inspector does not agree, as shown by his wording “**this** area of Felpham”, in the above. The area he is referring to is broadly defined and characterised in his Reason 6 and all the backland developments referred to by the Applicant lie outside of this.

Appellant’s incorrect example of nearby backland development

However, in comments highlighted below, in his Paragraph 8.5, he does introduce a supposed backland development that it could be argued would be within this part of Felpham:

Paragraph 8.5

1

The Council retains its opinion that there are no nearby examples of back land development in the area. The examples of back land development given by the appellant are not within the nearby locality for the purposes of assessment of the application. Thus they do not form part of the character of the area. There are no examples of back land development off of Drygrounds Lane, Downview Road or Goodwood Avenue, nor are the Council aware of any long driveways similar to that proposed, which is a reason for refusal on character grounds. An opinion shared by the previous Inspector.

The Inspector is invited to note that the above statement is either incorrect or operating dual standards. The back land development in Felpham is all within 1km of the site and many are much closer. There is undoubtedly a significant amount of backland development in Felpham. Many of the sites have been identified in the appellants statement but it is important to also note that Shirley Way, Lauren Gardens (adjoining each other off Outerwyke Rd) are circa 400m east as the crow flies from the site. Additionally , almost backing onto the site to the south west , is the last house in Dry ground lane which is a house set up a narrow driveway behind other buildings (ie backland development) . More generally the character is of very mixed development with a three storey block of flats known as Herons Court in Wrexham Way

He should, though, have checked his facts before making such a statement: House A, in the capture below, is the last house in Drygrounds lane and one of the oldest houses in Felpham, being originally the farmhouse for Drygrounds Farm. The first house to be built close to this was house B, at least as long ago as the mid 1950s. The rest of Drygrounds Lane was developed as one, many years later and in a paddock not gardens, so there has been no backland development.



Again, in this passage below, the applicant demonstrates the strange take he would have us follow, on the functioning of a Neighbourhood Plan; that it is simplistically case based. His argument seems to run that, since some backland development is established, it has become universally good, with no need of more local considerations before the grant of further examples anywhere else in the Neighbourhood. If this bizarre understanding held sway, the applicant could build a second 'Heron's Court' block of flats (last line of 8.5 above) on the site!

some 250m north of the site, Hollymead Nursing home 200m South East and vast school buildings and leisure facilities to the immediate west of the site. The area comprises a complete mix of bungalows, chalets houses, some flats and even commercial buildings. Importantly, the LA seeks to add weight to the neighbourhood plan. The neighbourhood plan covers the whole of Felpham. It therefore seems appropriate to include the whole of Felpham as a relevant area when considering whether backland development is an established form of development within an area. If this is not the case, the LA is presumably, once again, suggesting there is arbitrary distance from the appeal site within which backland development is permitted and where it is not permitted. There is no guidance on this. The appellant's rationale is that Felpham is an area with its own evolving character and one low rise unit of

The applicant's wilful mistake is to define only the full Neighbourhood area as that to be considered, rather than see need for more local consideration, as the Inspector did for the type of area described in his Reason 6. It is his balanced judgment that the applicant seeks to overturn just once, as, by his reasoning, this would offer up free rein to his desires.

He points out that the wider area is generally of mixed character, and indeed it is. Dwellings in South Road, and those of Downview Road behind it, are characterised in the way the Inspector put it in his Reason 6, and any backland development in the **yellow-washed patch** would snuff out its contribution to this valued wider mix.

This is clearly not the point he wishes to make though; he feels that because, when viewed in its entirety, the Felpham Neighbourhood is of mixed urbanisation, the preservation of diversity and interest within it is a lost cause and the whole might as well be churned up, with additional ingredients added, to achieve a grey uniform sprawl. We have no need to ask why he feels this way.

Over-development

The Appellant insisted that FP/234/17/PL would not have constituted over-development and while we disagreed then, this would not now be so for the time being over FP/30/19/PL. However, we have no doubt that over-development would follow close behind.

The Inspector for APP/C3810/A/10/2141566 (FP/190/10/PL) clearly felt the same when, on 24th March 2011, he wrote in his Reason 6 for refusal:

*"It also risks setting a form of precedent for similar development in the locality, including to the north and south of the site, which would **excacerbate** [our emphasis] the harm to the established built form and appearance of the area."*

Felpham Parish Council have to date consistently opposed further development of this land, believing this single extra chalet would set a precedent, leading to over-development.

Despite this, the Applicant made a surprising claim about the Felpham Neighbourhood Plan, as highlighted below:

7.2. Objective 8 of the Neighbourhood Plan, as outlined in para.5.22 of this statement, demonstrates that the plan looks to use infill development via the use of garden land to meet local requirements. The site is garden land and there is an identified local need for housing. It is therefore considered by both the applicant and council planning officers (in respect of the scheme for 5 units submitted in 2017), that the principle of development is supported by the neighbourhood plan should other issues be addressed.

(This is taken from page 13 of his '*SOC Appeal for costs (paragraph 9.6)*' previously referred to on page 8 of this letter.)

Not only does this claim seem unlikely but 5.22 does not exist in our copy of his '*statement*' and we are more inclined to go with what the Neighbourhood Plan says and the Parish Council say, than try following a paper trail that leads nowhere.

It is possible the Applicant intended to refer to 5.14 of his '*Statement*' were it does quote the Neighbourhood Plan over previously used land. However, as mentioned above, the land in question does not come under this term, since it has been and remains residential garden land in a built up area, so cannot therefore be described as brownfield, previously used, previously developed or any other such term, **NPPF Annexe 2 Glossary**.

Engagement of Applicant with local community

We see from 124, under **12. Achieving well-designed places** (page 38 **NPPF**) that the best outcomes in Planning are expected to result when an applicant engages throughout the process with, amongst other bodies, the communities that would be affected by a proposal. This also finds expression under **D SP1** of the Arun Local Plan.

However, right up to the case in question, there has been no proactive consultation but only the passive observation of objections made through the normal Planning and Appeal processes, over the last 23 years. Even so, we would have thought that by now local feeling towards development of this site would have alerted the applicant to its character and worth in a way he may not

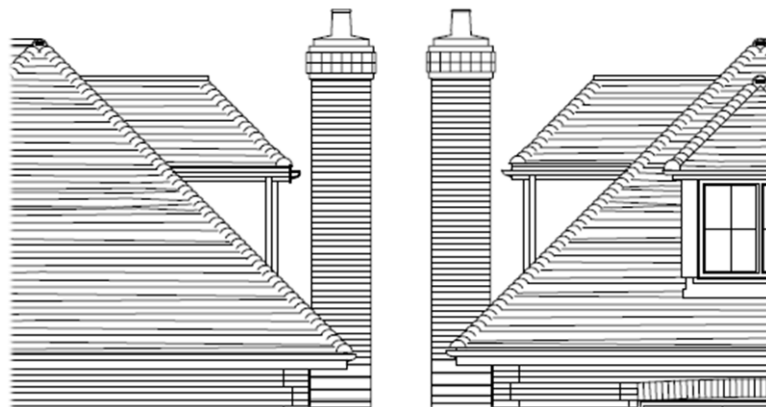
have previously understood. But no, all has been spurned and planning continues.

Such disdain is further demonstrated in the current Application by his use of uncorrected drawings from its forerunner FP/234/17/PL; a number of errors, which impare proper understanding of the proposal and so prevent a fully valid assessment of its design, were pointed out in our previous objections, but remain today:

Deceptive appearance

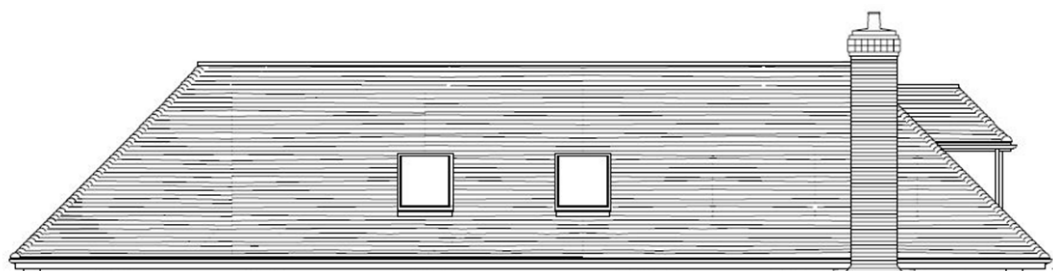
Over the currently submitted drawings we find -- exactly as before -- that there is an abundance of pleasing cosy dormer windows. So many that something seems to be wrong and on closer inspection we find that at least one is still a ghost.

Below are portions of the chalet's north and south aspects showing at least one dormer window facing west, while below these again is the western aspect, which clearly shows none and the internal layout would not work with any either.



North aspect

South aspect



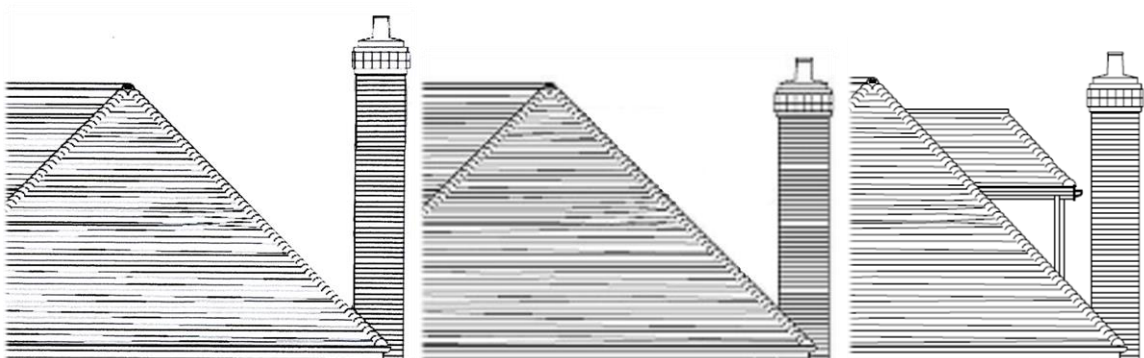
West aspect

While on this we noticed another curious inconsistency in that the chimney, when shown in the east and west aspects, is taller than when shown in the north and south aspects.

We can understand the developers would want their chimney to be visible above the roof, when their alluring architectural confection is viewed from the east, because it would break an otherwise boring roofline with the homely message of a live fire.

From the west too it would therefore need to be drawn standing above the roofline, as otherwise the discrepancy would have been obvious and revealed the ruse.

However, when drawing the north and south aspects, such a tall chimney stack would have looked even more extreme and out of proportion, in comparison to the shorter version:

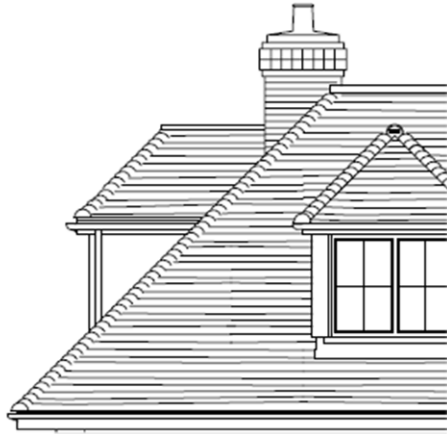


The introduction of ghost dormers has the effect of further shortening the appearance of the stack by largely filling in the vacant triangle, as if moving towards a gable-end stack.

This also exploits any lingering association in the mind with a ridge line, by offering the dormer ridge to link the chimney height with, instead of the main roof ridge, which is somewhat removed in these aspects.

As an added bonus, the ghost dormers themselves advertise the warm homely associations of human occupation, rather than empty roof space, which is not so apparent from the Velux windows of the western aspect.

Not content with the chimney fiddling so far explained, chimney 'presence' has been further enhanced in the eastern aspect by drawing it in front of, rather than behind, the south facing dormer:



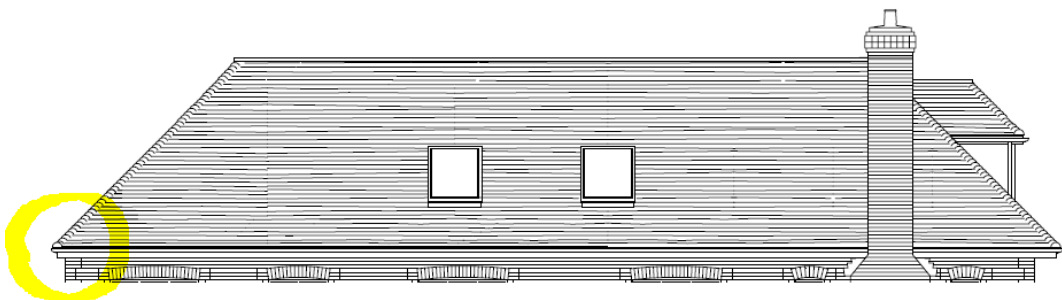
Incorrect



Correct

None of the above would work in perspective, but this is of no concern to the confectioner, since it works well for the hurried glance at an orthographic view on the page. The appeal and apparent sensitivity of the creation is thereby well sold.

Very possibly those responsible would protest that these discrepancies are all due to the draft nature of these drawings, even perhaps pointing to the inexplicably shallow depth of eave to the north, as a further example with no discernible benefit to their cause – unless its availability to point to is exactly the benefit, in providing a smoke screen of carelessness:



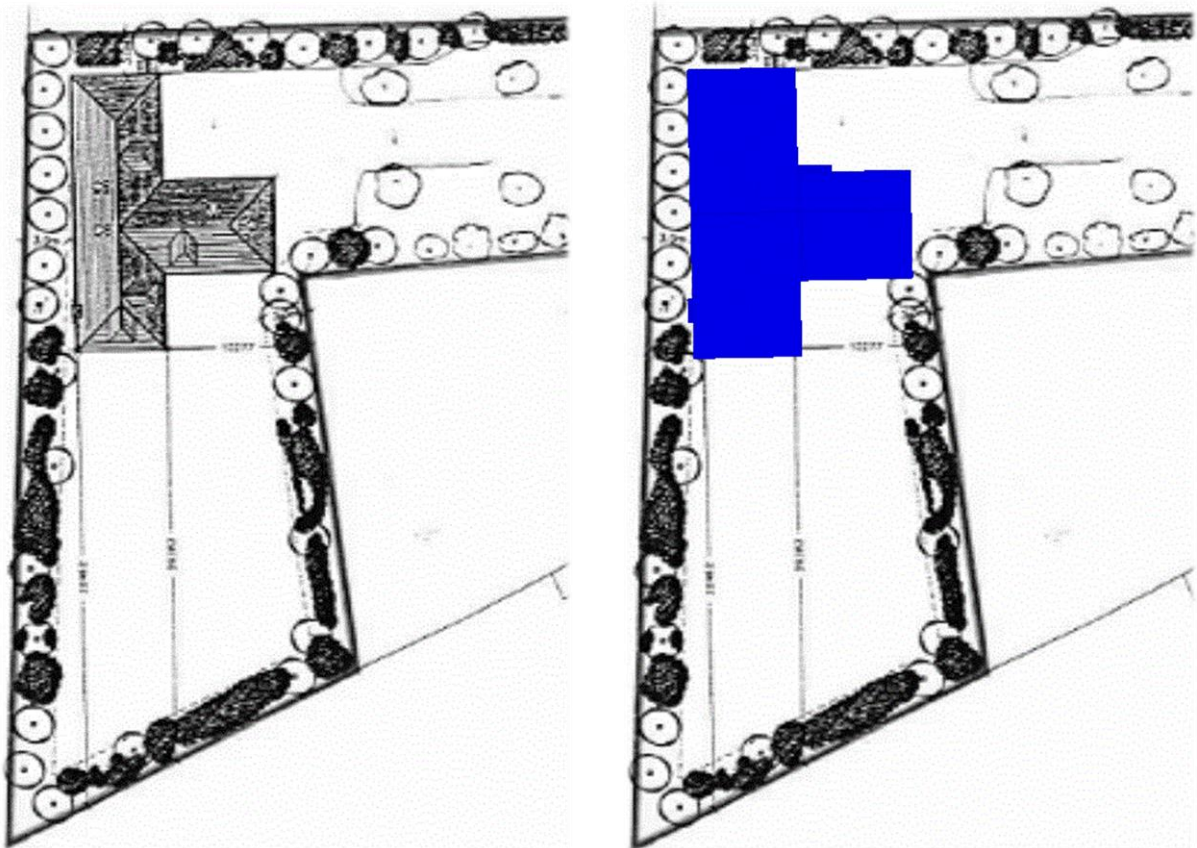
If carelessness is indeed the correct explanation, this would yet again confirm a disdainful cynicism towards the community over which the developer wishes to prevail.

Misrepresentation of chalet fit on site

Is it carelessness too that shows a disproportionate chalet sitting comfortably within the development site?

As before, the Block Plan still shows the chalet positioned by dimensions from the corners of its roof to the site boundaries. However, it is possible to work out from the proportions of just the building -- or alternatively with reference to the site dimensions used in plans for FP/186/16 -- that these dimensions are in fact those derived from the Floor Plans drg. 15.007 02 A, which are taken to the wall corners and not the roof corners.

This has the misleading effect of showing the chalet fitting in more spaciouly than would be the case, as can be judged from this comparison:



We take the hurried and slap-dash manner in which these drawings have been re-presented as further evidence there is no intention of building this chalet. We believe the purpose is to focus purely on obtaining a grant, with the sole aim of undermining the status of garden land in our area of Felpham, as a first step.

Whilst accepting FP/30/19/PL differs from its forerunner FP/234/17/PL, we see no change of a substantial kind that would warrant a different outcome. We believe it would still conflict with **D DM1**, **D SP1** & **SD SP1** of the Arun Local Plan and with **ESD1** of the Felpham Neighbourhood Plan, but the overarching fact to us is that to sanction any development on the **yellow-washed patch** would be to abandon its established character and deprive Felpham of one more part of its diverse makeup. My wife and I hope very much that Arun Planning continue to value this as we do.

Jean and Bernard Shattock