



From: [REDACTED]
Sent: 18 March 2019 09:46
To: Planning
Subject: Objection to FP/30/19/PL - 10 South Road, Felpham

Dear Sir,

Please find attached our objection to the above application.

We briefly registered my interest on line but are forwarding this note with the fuller details.

Thank you for your attention.

Ken & Jacqui Lloyd
11 South Road
Felpham
PO22 8EF



11 South Road.
Felpham,
Bognor Regis.
WEST SUSSEX
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18 March 2019

Planning Department
Arun District Council,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

Ref Application FP/30/19/PL - 10 South Road, Felpham
Re-submission of FP/234/17/PL – Land to the rear of 10 South Road

Dear Sir,

We wish to raise objection to the planning application submitted for 10, South Road, Felpham, Bognor Regis.

This application is the latest in a list that goes back many years, all of which have previously failed, with three going to appeal and failing.

The most recent appeal determination was in June 2018 and related to FP/234/17/PL which is now being resubmitted. Whilst some may argue that this is a Trojan Horse application, we have taken it on face value and commented accordingly.

We object to this planning application because we feel:

1. It reintroduces many aspects that previous planning inspectors have ruled were unacceptable. Including overall determinations that development here:
 - Conflicts with the Arun District Council Plan (development responds positively to the identified characteristic of the area)
 - Conflicts with the Felpham Neighbourhood Development Plan (ensure that development creates a sense of place and is high design)
2. The layout and siting are inappropriate and unsympathetic in appearance and character.
3. The proposal is an unneighbourly form of development.
4. Residential amenity would be affected.
5. Privacy would be lost due to overlooking.

Amplification of these points is given below.

1. It reintroduces many aspects that previous planning inspectors have ruled were unacceptable.

June 2018 Appeal Decision

The appeal inspector made determinations on FP/234/17/PL covering:

- The access road
- The proposed development of a single dwelling

The application is a variation of the single property development approach previously appealed. It does not address many of the fundamental issues which the appeal inspector had identified as unacceptable planning aspects for the same house design and position.

The inspector ruled that (and these have not been addressed):

- The development would result in significant harm to the character and appearance of the area.
- The proposal would not contribute to or enhance the built environment.
- It would fail to respond to the local character and would not reflect the identity of the local surroundings and materials in accordance with the aims of the Framework.
- The proposal would conflict with policies of the Framework that seek good design and the environmental dimension of sustainable development would not be achieved.
- The demolition of part [now all] of the dwelling.... would carve up the plot
- The access road [even modified?] would introduce a stark and harsh visual addition to an area which currently benefits from large open verges.
- The introduction of prominent urban development, and the resultant harm to the character or the area, would introduce a pattern of development that would be harmful to the verdant and sylvan style of this cul de-sac.
- It would cause harm to the character of the area and would not integrate into the street scene without causing harm to the existing pattern of development.
- The proposal would conflict with saved Policy GEN7 of the Arun District Local Plan 2003 criteria (ii) - development responds positively to the identified characteristic of the area.
- The access at this point would have a harmful effect on the verdant style of the area, and would therefore conflict with Policy ESD1 of the Felpham Neighbourhood Development Plan 2014 which seeks to ensure that development creates a sense of place and is high design

May 2017 Appeal Decision

The relevant aspects of the appeal were the inspector ruling that (and these have not been addressed):

- This area of Felpham does not have any other 'backland' development similar to what is proposed.
- Development on this site would affect the character and appearance of the area.
- The site did not contribute to local character by creating a sense of place appropriate to its location.

- There would be an impact to users and occupiers of nearby property and land, such as over-looking issue and loss of privacy.
- The character of the area is defined by detached houses and bungalows in large gardens, with a distinctive and secluded feel.
- The long rear gardens behind the houses largely prevent views through to other houses. Mature trees give the area a sylvan feel.
- Proposed vegetation screening carried no assurance that any planting in private gardens or off the site would or could be retained or maintained by imposing a planning condition.
- The access would be long and narrow with no redeeming features. There are no other accesses of this sort anywhere nearby. It would appear quite incongruous.
- [The] House[s] would have direct views into the rear private garden areas of South Road and should be prevented from being built in this way [windows].

2. The layout and siting is inappropriate and unsympathetic in appearance and character.

The houses and gardens in this locality have largish rear plots of land which overall gives a pleasant, distinct and recognisable appearance to the area – it is one of the attractions to those who look to live here. The positioning of the proposed property would materially alter the nature of the area and create an unwelcome balance that will jar with the surrounding properties.

This proposed development appears to be a classic example of what the media call “garden grabbing”. This application runs counter to the intention to prevent unwanted or inappropriate development on gardens where local people/communities object and wish to protect the character of their neighbourhoods.

The proposal is an unsatisfactory form of back land development which would adversely affect the privacy and quiet enjoyment of neighbouring properties.

3. The proposal is an unneighbourly form of development

The appearance and design are out of scale and an unneighbourly form of development and would be inconsistent with the surrounding environment.

The application seeks to demolish a perfectly good house that fits its surroundings and replace it with an alien structure, creating a long access road and a large chalet bungalow in a rear garden. This produces a property totally out of character with the neighbourhood setting.

South Road is formed from pleasant individual properties that relate well to each other and produce a living environment that is neighbourly and structured. The proposed development would be an unwelcome intrusion reached by a thread of roadway.

4. Residential amenity would be lost.

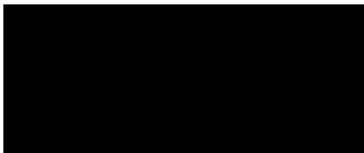
The area in which the proposed property is to be constructed is a quiet garden area. There are around twelve existing properties that would be directly affected by the noise and presence of this proposed property. These same existing properties presently enjoy sound neighbourly relationships; with the spacing of their individual houses in relation to each other and the use of the gardens they are all able to benefit fully from the amenities of their properties without creating any disruption to others. The proposed property would be a

dominant intrusion amongst these gardens and existing properties and adversely impact on all of them.

5. Privacy would be lost due to overlooking.

The proposals would mean that existing properties and gardens, which currently enjoy private seclusion, would be directly overlooked by the new property and would have the overbearing presence of the new building on the site. In particular, the positioning of the proposed property and the location of first floor windows would be highly intrusive, both to the secluded gardens and rear room windows of existing properties. This would seem to be in conflict with policies on the protection of the amenities and privacy of adjoining properties in accordance with planning policies.

Yours Sincerely



Ken & Jacqui Lloyd