

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
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10 Goodwood Avenue
Felpham
Bognor Regis
West Sussex
PO22 8EE

24th March 2019

Dear Sirs

PLANNING APPLICATION NO. FP/30/19/PL : Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)

We refer to the above Planning Application and strongly object to the Application on the following grounds :

1. The Application is for a “back-garden” development not in keeping with the character, pattern and appearance of the surrounding area.
2. The proposed new building does not conform to the existing building line and would be strikingly inconsistent and out of character.
3. The unique style and length of the driveway is insensitive to its location and will be significantly and detrimentally out of character with any street scene in the surrounding area.
4. There are no similar “back-garden” dwellings in the area and would set a precedent that would lead to further erosion of the historic local character of the area.
5. The Application would significantly reduce the residential amenity of the abutting properties at Nos. 8, 9 and 11 South Road. These properties currently have rear views of cultivated gardens and boundary hedging or fencing and their owners currently enjoy the resulting levels of openness and privacy long associated with this area.

The Application would therefore not comply with the following Policies of the Arun Local Plan 2011 – 2031 :

- Policy D SP1 which, states that “ *all development proposals should reflect the characteristics of the site and local area in their layout,massing, character,;*”
- supporting clause 13.2.9 which states that “*for development to be successfully integrated within the existing environment, scale is an important design element. When designing to the local character of building forms, patterns of development and the natural environment, the scale of new development shouldensure the height and massing does not interrupt or debase the rhythm of an existing building/roof line and overall streetscape, or detract from the local and wider area's character;*”
- Policy D DM1 which states that “*when considering any application for development the Council will have regard to the following aspects: 3. Impact Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.*”

The Application would also not comply with Policy ESD1 of the Felpham Neighbourhood Plan which requires that “*New developmentmust contribute to local character by creating a sense of place appropriate to its location*”.

Finally, we would like to draw your attention to the numerous previous planning applications and decisions relating to this site by the same owner/developer/applicant over the last 23 years. For ease of reference, we attach Appendix 1 which summarises the historical applications, the associated appeals and the reasons for refusal/dismissal. All applications have been for "back garden" development and all refused by Arun District Council and the Planning Inspector for a variety of reasons but it should be noted that the one common reason in all cases is that of being harmful to the character and appearance of the area.

Yours faithfully

Ian Illes

Rosemary Illes

Attachment : Appendix 1

Appendix 1 : Schedule of Planning Applications Associated with 10 South Road, Felpham

Date	Reference and Type	Applicant and Agent	Description	Decision and Reasons
April 1996	Arun D C FP/54/96 Plan Application	Mrs Frampton and D Briggs Ptnrs.	Two bungalows & one chalet on land to the rear of 9, 10 & 11 South Road.	REFUSED Contrary to the District Local Plan. The proposal would generate traffic & activity that would be prejudicial to the environment and present character of the area and be detrimental to the amenities and quiet enjoyment of existing properties.
Dec. 2003	Arun D C FP/247/03 Plan Application	Mrs Frampton and A W Rogers	Removal of existing dwelling at 10 South Road and the erection of three chalet bungalows, together with associated driveway.	REFUSED Contrary to County Structure Plan & District Local Plan for three reasons : 1 The driveway would detract seriously from the present character & visual amenities of the street scene. 2 The plot is unsuitable for three dwellings without damaging the character of the established residential area. 3 The proposal would constitute an unsatisfactory form of back land development which would be un-neighbourly & adversely affect the privacy and quiet enjoyment of neighbouring properties.
Nov 2008	Arun D C FP/225/08 Plan Application	Mrs J Frampton and Regent Properties	Erection of two chalet bungalows on land to the rear of 10 south Road.	WITHDRAWN Withdrawn after County Highways stated that the applicant had not demonstrated that service vehicles could access the proposed properties and turn to leave in a forward gear.
Sept 2010	Arun D C FP/190/10 Plan Application	Mrs J Frampton and Regent Properties	Erection of 3 age restricted chalet bungalows on land to the rear of 10 South Road.	REFUSED Contrary to the District Local Plan The site and the introduction of a new residential frontage to a Public Footpath is unsuitable for 3 dwellings & would damage the character and amenities of the established residential area & be an un-neighbourly development.
March 2011	PI Ref : APP/C3810/A/1 0/2141566 Appeal	Mrs J Frampton and Regent Properties	Appeal against Arun DC refusal of FP/190/10	DISMISSED Contrary to the District Local Plan. Unacceptable form of isolated development that would be inconsistent with the existing layout and pattern of the area. The scheme would have a materially harmful effect on the character and appearance of the locality.
April 2016	Arun D C FP/60/16/PL Plan Application	Not Stated and MCC Planning	Development of 5 dwellings to the rear of 8 – 11 South Road, including the partial demolition of 19 south Road to allow for suitable access.	WITHDRAWN Withdrawn in June 2016 due to inability to provide supporting reports for the Supplementary Ecology Report.

Appendix 1 (Cont) : Schedule of Planning Applications Associated with 10 South Road, Felpham

Date	Reference and Type	Applicant and Agent	Description	Decision and Reasons
Aug 2016	Arun D C FP/186/16/PL Plan Application	Regent Property Holdings and MCC Planning	5 No. dwellings including partial demolition of 10 South Road to allow for access (resubmission following FP/60/16/PL).	REFUSED Contrary to the District Local Plan, the Emerging Local Plan and the Neighbourhood Development Plan. The proposal represents an overdevelopment of the site out of character with the area.
May 2017	PI Ref APP/C3810/W/17/3166943 Appeal	Regent Property Holdings and MCC Planning	Appeal against Arun DC refusal of FP/186/16/PL	DISMISSED Contrary to the District Local Plan and the Neighbourhood Development Plan. The proposal is cramped and out of keeping and would diminish the existing sense of place. The access would be long and narrow with no redeeming features. The design does not respect the distinctive characteristics of the locality.
Sept 2017	Arun D C FP/234/17/PL Plan Application	Mr A Burrows of Regent Properties Holdings	Development of one detached chalet on land to the rear of 10 South Road. Plans to include partial demolition of 10 South Road to allow access.	REFUSED Contrary to the saved policy of the 2003 District Local Plan, the emerging 2011 – 2031 District Local Plan and the Neighbourhood Development Plan 2014. 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.
June 2018	PI Ref APP/C3810/W/18/3195440 Appeal	Mr A Burrows of Regent Properties Holdings	Appeal against Arun DC refusal of FP/234/17/PL	DISMISSED Contrary to saved Policy GEN7 of the Arun District Local Plan 2003 and Policy ESD1 of the Felpham Neighbourhood Plan 2014. The siting of the access, the introduction of prominent urban development, and the resultant harm to the character of the area, would introduce a pattern of development that would be harmful to the verdant and sylvan style of this cul-de-sac.
Feb 2019	Arun D C FP/30/19/PL Plan Application	Mr A Burrows of Regent Properties Holdings	Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)	CURRENT