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14th April 2019

Dear Sir,

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

My wife and I have only recently had the opportunity to read the Planning Statement for FP/30/19/PL, and now wish to comment on it.

To us it seems the applicant tries to construct a very partial view by various means, but particularly through strained interpretation of the last Inspectors dismissal, as exemplified below, in which we follow the Statement's headings, where we have comment.

Background

The Applicant immediately seeks to confine his case to only the last Inspector's dismissal. This seems designed to avoid any mention of views expressed by the two previous Inspectors, which buttress this most recent dismissal by citing damage the area's character would suffer, if any development were to take place. He goes on to write:

"The Inspector raised no objection to the property being developed,"

Here the applicant misses the simple point that the Inspector's dismissal of his Appeal **IS** her considered and balanced objection to the property being developed.

It is true that some of this objection -- but by no means all -- arose from the nature of access she was asked to consider, which is certainly different in the current

application to most from the past -- although not FP/247/03/PL. However, to us, the currently proposed access is, for different reasons, equally inappropriate and out of keeping with the long established character of development in our area.

Furthermore, this proposed total demolition is for the purpose of accessing backland development, which violates the long established and cherished nature of residential gardens in this area. Whereas at present the houses of South Road conform to a building line, providing collective seclusion to our back gardens, the proposed driveway would breach this, while also enabling the imposition of development at the heart of this garden area, so further destroying its seclusion.

A previous Inspector warned in 2011 of the precedent development would create, writing the following in his reason 6 for dismissal:

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

Although this was written at a different time and for a different type of development, his wording nevertheless frames the principle that development of this backland would be harmful to the established built form and appearance of the area, and that the extent of such harm depends on the scale of development proposed. When in 2016 a different Inspector was faced with the applicant's proposal for a development of five houses (FP/186/16/PL) instead of the earlier three chalets, he had no need to warn further; it was all before him.

From this planning history it is plain that, in any consideration of a proposal, the wider context and future implications need to be included and yet when dismissing FP/234/17/PL the Inspector wrote: *"I have, as required by law, considered this appeal on the basis of its own merits ..."*. However, we do not believe that in writing this she is saying she viewed any merit it may have had in isolation; indeed, she goes on to say she *"found it would cause significant harm to the character of the area."* -- to the wider context.

It seems to us that the applicant has an intentional blind spot over this last part of the Inspector's sentence, when in his email of 29th March to Arun Planning he wrote; *"Please determine the application on the evidence before you"*. Apart from its

instructional tone, this is fine as far as it goes, but evidence is meaningless without context and the impact of what he proposes would be felt by its context; the character of the area.

We would hope that any likely follow-on consequences are legitimate considerations, when seeking to achieve good, balanced and varied development over a wider area; development that respects established communities within it. It would, for example, have been helpful if the applicant had given evidence as to why he wishes to remove No 10 from the building line. But never mind, we fully expect him to accept evidence drawn from his own website that companies such as his would welcome the opportunity to further develop backland in our area.

At this time of writing, it is still possible to visit <http://regentproperty.co.uk/forthcoming-projects/south-road-felpham> and learn of a forthcoming project for a 5 unit development on the backland of South Road. This screenshot below is oversize, in order to capture the date (12/04/2019) in its bottom corner.



These below are enlargements from the website:

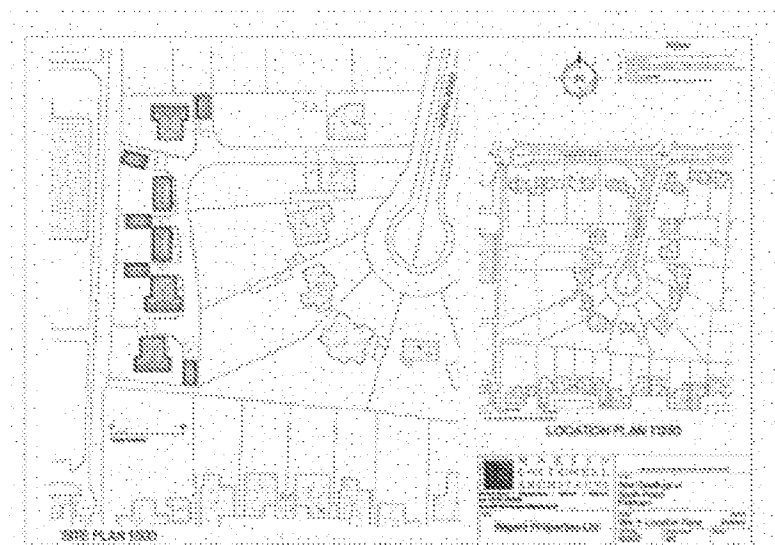
South Road, Felpham, West Sussex

Planning application for 5 units.



South Road, Felpham, West Sussex

Planning application for 5 units.



Anyone unfamiliar with this 5 Unit scheme can, if they wish, read about its origins on the Arun Planning website under FP/186/16/PL. Like some ghost, this scheme continues to haunt us. The more charitable explanation is that a time pressed IT operator has not yet got round to removing it. However, its continued presence was also pointed out at the time of FP/234/17/PL. How long does it take?

To us, the more likely explanation is that its presence is calculated to perhaps erode the value of properties in our area – to soften them up for takeover. We have previously likened such a developer's predation to the actions of a snake that envenoms its prey and then backs off, waiting to devour its meal later and at leisure, once dead or nearly so.

There is a long game under way and it is only right that the Planning system is able to consider this. There may be protestations that no such plans exist, but whether genuine or not in the case of this applicant, such an urge is generally to be expected as much as the spots on a leopard, and we feel sure there are plenty more predators ready to pounce, given half a chance.

2. Type of dwelling

It is common practice for purpose built extensions to be added to a house or for them to undergo internal modifications to accommodate elderly or infirm relatives on the ground floor. We see no requirement for a complete rebuild, or indeed justification in this for moving a house from the front to the back of a property.

3. Landscaping and Boundary treatments

The applicant has, in our view, misread the Inspectors' comments and latched onto screening as the answer to all his problems. He predicts that within 2 to 3 years the whole chalet would be completely obscured by his planting. This is of course nonsense, as to live in it would then be like lurking at the bottom of some dark pond. Things would have been kept in check by the occupants long before this.

Likewise with the 3m depth of planting, in particular between the western boundary and the chalet; the occupants would not stand for their windows being blanked out. Any hedging would be kept to a modest depth of perhaps a meter and at a similar height to the fencing, at which height it would in no way obscure the presence of the chalet from the public on Footpath 153.

The aggrandizing term '*boulevard*' in many ways summarizes this whole proposal. But the applicant's boulevard is not of the kind along which we can all promenade but a private '*beautiful entrance drive*' enjoying full protection from the natives on either side. It leads in splendid isolation to a place of hidden indulgence, cut off from the community. What better demonstration can there be of how inappropriate and alien his proposal would be to the character of its surroundings?

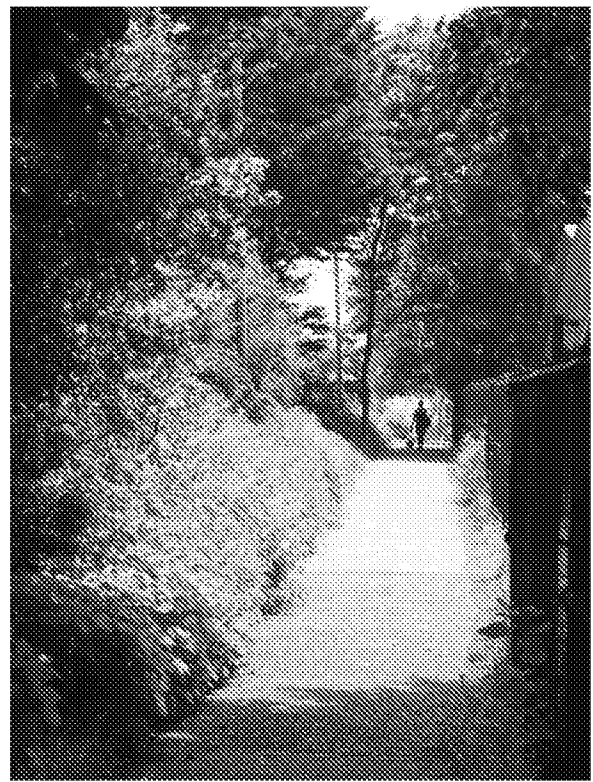
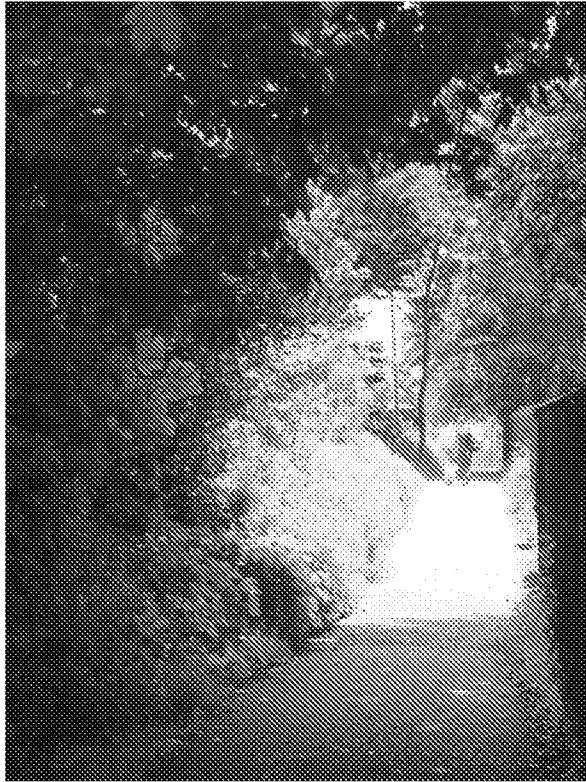
He misreads the Inspectors' characterisation of South Road as verdant, believing more of something good, event to excess, must be better. The verdant nature of our garden area does not arise from extended, lofty walls of greenery but from incidentally sited individual trees and shrubs, the effect of which is shared across boundaries; there is no enclosure of the kind he proposes. In his mistaken bid to make his chalet more acceptable, the planned overbearing enclosure of the whole of his site would impose the same on neighbouring gardens too. This would fundamentally alter the space we all share, which reflects our mood and way of living.

More than once the applicant offers to accept conditioning by which the full planting he proposes, and even its maintenance in perpetuity, would be assured. We've no need to rely on common sense to tell us this would be meaningless, as at the end of his Reason 9 the Inspector wrote in his dismissal of 2017:

"I consider there is no assurance that any planting in private gardens or off the site would or could be retained or maintained by imposing a planning condition."

So the community might seem faced with a choice of impositions; either the sky closed in by green walls of screening or an alien building sited in the midst of its previously shared seclusion, with anything in between being equally bad. In reality though, it would not even have this choice, since it would be the new occupants who decide.

The applicant concludes on boundary treatments with disparaging remarks over the current western boundary, stating that it would all be removed to make way for the same regimented treatment that would surround the rest of his site. Gone would be the *Leylandii* and overgrown bushes, as he describes them, which, together with the wide verge to Footpath 153, provides a delightfully semi-rural ambiance and a valuable connective run for wildlife, as seen on the left of these shots below.



The wire fencing may well be unattractive, if one could see it, but it has all but rusted to nothing and can, for the most part, only be found with determined investigation.

5. Siting, height bulk and massing

The applicant describes the existing outlook to the west, from gardens in South Road, as being of the school; a "2 storey municipal building". This is not correct; it has only a single storey with a saw-tooth roof, which can just be made out through the despised "overgrown bushes", seen on the right of this spring shot below – before they come fully into leaf. This is taken from the middle of No 9's garden.



The claim that this outlook would be improved by his development is fallacious – effective screening is already in place and his development would require its removal. This has more to do with a desire for clearance to make way for construction, as has already been carried out over most of his site, soon after it was purchased and at a time of nesting; screening prior to this was still better.

The applicant is also incorrect when stating that his chalet's broadest elevation would look southwards, since this elevation would be only 14.6m wide, while the east and west elevations would be 19.5m. Furthermore, the east facing dormer for bedroom 1 would face directly over No 9's garden, as acknowledged by him later, within the considerable muddle written under 6. Fenestration.

The citing of previous structures, as justification for the proposed chalet, is to us frankly bizarre, in addition to being inaccurate. Generous measurements taken from Google earth suggest the following footprints:

Shed	2x4m,
Swimming pool cover	5x12m -- Not 10x20!
<u>Green house</u>	<u>2x2.5m</u>
Total	72m ²

The Chalet footprint is 2½ times this at 181m².

As a domestic polytunnel we understand that only if taller than 3m would the pool cover have required planning permission. We don't believe it had permission, so on this basis, if we take the extra meter for elevated ground (which we consider a generous estimate), this gives a height of 4m, which hardly equates to a chalet height of 6½m!

The pool cover has been down for at least 7 years (Google earth) and maybe as long as 10 years (local recollection), but in any case it would strike us as very strange if its temporary un-Planned existence locked in the principle of something permanent – even less something possibly five or six times its volume.

9. Sustainability

In (a) to (e), the applicant fails to identify any advances towards sustainability that could not be implemented by updating the existing No 10. To move No 10 from the front of the site to the back makes absolutely no difference in these areas. To

perhaps help disguise this fact, the Planning Application would seem to us to have been incorrectly filled out, by giving 0 for the Total existing residential units:

36. Residential/Dwelling Units						
Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal

☐ Market
☐ Social
☐ Intermediate
☐ Key Worker

Total proposed residential units: 1

Total existing residential units: 0

In his further efforts to establish sustainable credentials for his proposal, the applicant accounts for neither loss of energy and material investment in the original No 10, nor the cost of its disposal today.

We find it hard to picture how the building of this chalet would feed as much as £400,000 -- or anything like it -- into the economy of Felpham, but this is in any case a once off and cannot, we imagine, carry much weight.

A regular gardener and/or cleaner, on the other hand, would at least be ongoing, but we fail to see why such employment is any more likely with the new No 10 than the old one. They each have 4 bedrooms and both would have the same size of garden -- there being only a short intervening period during which the garden would have been divided; something that has only occurred through the applicant's interest in development.

Conclusion

Our comments here touch on some more obvious points, but we find scarcely a line which doesn't raise questions.

Yours sincerely

Jean and Bernard Shattock