

[REDACTED]

Arun District Council

Arun Civic Centre

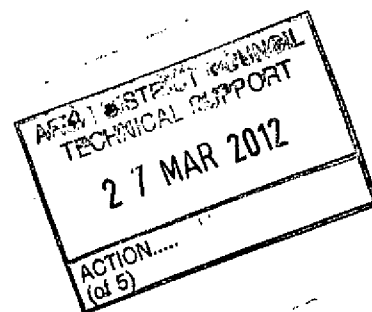
Maltravers Road

Littlehampton

West Sussex BN17 5LF

F.A.O Mrs S Leeson, Planning Officer RE: F40/12

ACK



CP/40/12

Change of use from Offices to Residential at church House, 94 Felpham Road felpham

Dear Mrs Leeson

I object to the above Planning Application on the following grounds:

I own 'The Cottage' No. 6 Church House Mews, Felpham. This property is attached and only separated by fire walls to Church House. I would require confirmation that fire walls are to regulation standards and built behind and on top of the adjoining walls in the roof space as internal gables. This would stop any access to my property via the roof. This property was purchased freehold and conveyed to me with rights of way day or night with or without vehicles over clearly defined land as in my deeds, together with my "use and enjoyment" of the land conveyed to me. R.H.Davies are well aware of these but choose not to when it suits them. I will be contacting them via my Solicitor. I will not allow any parking, structures/visitors parking/bin store, cycle storage or anything that interferes with my access, or connected with my "use and enjoyment of the land conveyed to me". All the residents of Church House Mews also have a right of way through Church House and Felpham residents have cut through for as long as I can remember. I notice on the Block Plan submitted to Planning that there is a 'Cycle storage' on the access into and out of Church House where there is now a lovely wall containing forsythia trees. The development would thereby be detrimental to the landscape character of the Village Conservation status. We are directly opposite a picturesque and beautiful Norman Church within lovely, tranquil Church grounds. This is the hub of our Community and enjoyed by visitors from all parts of the world.

Church House is described in my deeds as a Listed Building of Special Architectural & Historic Interest under Section 30 of the Town & Country Act 1947 and was certified by the Ministry on 22nd July 1949 and was registered 19th August 1949. Search No 504/67 reveals the Minister dismissed an appeal and confirmed the Building Preservation Order with modifications on 21st January 1966, the present proposals would destroy the proportional balance of the Building.

The plans at the moment are very sketchy but the proposed change to Church House would mean very over populated accommodation, where are the fire escapes, bin and recycling stores, outside space for washing etc, the parking is an issue, where would the visitors parking be, making a safe access in and out of Church House into either Limmer Lane or Felpham Road which is already a very busy and dangerous area. There would be 6 A.D.C bins and 6 Recycling bins for collection. Verdant will only collect from the boundary of Church House which places them on the pedestrian walkway

which would be very dangerous. The bollard at the junction of Limmer Lane & Felpham Road was knocked down so many times that West Sussex County Council had to remove it. This is a very dangerous blind corner. Likewise the other access into Felpham Road is visually impeded due the bend and Milestones garage parking large vehicles on their forecourt. There could potentially be 10 permanent vehicles plus visiting, there are only 8 marked bays, 3 of which are positioned directly in front of this lovely listed building, some of the cars are already parked over my right of way and I will not allow that with any new development. The site is not vacant as stated in the Application and still being used as Offices. This building has provided employment for local people for a very long time and should continue to do so when jobs are so scarce. Any change of use would be taking away job opportunities for our community.

The additional bathrooms and kitchens would further stress the already overloaded drainage which I have had to pay to clear at least twice a year even with the present demands. These drains have been blocked even with minimal use and sewage has overflowed from the manhole covers. These are Victorian pots and cannot cope with the kind of heavy duty wear and tear that would be associated with the proposed development. Church House has never been used for flats, the upper floor is very cramped and dark requiring artificial lighting which is detrimental to health. The change of use into Residential accommodation would mean that the occupants would be looking directly into my bedroom at night from the first and second floor flats. This would take away my privacy rights and devalue my property due to the full time occupation.

The development as proposed will devalue my property due to the extensive over development of this lovely listed building and site. For the past 46 years this building has been used as professional offices and should be kept as such, if there were to be a change of use to Residential there is the potential for bedsits and further inappropriate development to go ahead. The proposed dormer windows at the front of the building would alter the proportional balance of the Building.

Every year a family of bats fly low level over my garden at dusk, they then return to their natural habitat in the roof of Church House. Bats are a protected species and they cannot be disturbed in anyway under the Wildlife & Countryside Act of 1981. Any alterations to Church House would disturb them.

Yours faithfully



Mrs J Scott

19th March 2012

The Cottage, No 6 church House Mews

Felpham, Bognor Regis

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