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19th July 2021

Laura Manners
28
Lewis Lane
BN18 0TY

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: F/11/21/PL
Site Address: 8 Beagle Drive Ford BN18 0NY
Description of works: Installation of a prefabricated concrete workshop at rear of properties garden with rear access onto Lewis Lane and retrospective application for the historical realignment of the rear boundary fence. This application is in CIL Zone 2 (zero rated) as other development.

Thank you for your internet representation made on 18th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38422

I object to this new structure for the following reasons.

The previous storage structure of 8 Beagle Drive was a low shed with a wooden fence separating it from a one metre grass strip of council-owned land leading up to the curb on Lewis Lane. There was no visual impact and the aesthetics were in-keeping with the area.

The planning application submitted states that the building is completed, yet there is no cladding on the face leading on to Lewis Lane leaving a pebble dash finish on the exterior. Even if the pebble dash is clad the large white garage door front is not in-keeping with the look or feel of the area and cheapens the appearance of the road and views from the properties in Lewis Lane which over look this structure every day.

Due to the towering height of this new structure (significantly higher than the original wooden shed it replaced) the pebble dash on the sides and high white roof (stated as grey in this application) are both still highly visible on the approach into Lewis Lane and detract from the pride the residents take in keeping the area looking respectable.

The planning application states that the building is for storage use only and that there is no vehicular access planned, yet it is clearly a garage and even states within the application a "Roller garage door - white". The large white Perspex of the garage door front is also not in-keeping with the quaint feel of the area where white PVC is not acceptable in accordance to the house deeds.

The concrete slope did not take into consideration the image and style of the area, as there are no concrete drives in Lewis Lane. If no vehicular access is needed, and it is not a garage, then the concrete drive should be removed.

The curb was not requested to be dropped, meaning that when the ramp is used for vehicles this will be noisy and disruptive for residents (many of whom are now working from home), as well as illegal if the curb is bumped for access onto the ramp (Highways Act 1980 - Section 184).

The slope of the structure running down into Lewis Lane will increase water run off onto Lewis Lane where the road regularly floods in high rains. (Photos can be provided as evidence if required).

The storage area will inevitably become a garage for the owners of 8 Beagle Drive, if not now then when sold, increasing traffic and parking on Lewis Lane; which already struggles with a lack of residential parking and congestion via the single lane road upon which the ramp sits.

The planning application also states that the waste and recycling from the property would not be left in Lewis Lane, yet it has been regularly left in Lewis Lane since the structure was erected. The slope of the ramp means that the bins, which the current occupants leave out, are placed on the road in Lewis Lane where there is no safe area off the road for storage. The bins being left in the road on Lewis Lane obstruct residential traffic (which is a single lane road) and also impact the turning circle of two houses entering and leaving their properties, made worse after the waste companies have emptied them, as they cannot safely return them to the slope of the concrete ramp or know to which property they should be returned.

The structure should be sealed off with no garage door to the rear, or be replaced by a small pedestrian door, to ensure it complies with its submitted planning application; as this is a misleading structure which will encourage use outside of the planned application.

The structure was erected with no prior communication or thought to the surrounding neighbours, it's visual aesthetics, or its impact on the area and house prices for those over looking it.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**