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19th July 2021

Tom McPhail
28 Lewis Lane
BN180TY

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:

OWPC38423

Planning permission for this development should be rejected on the basis of any of the below reasons considered individually, let alone their combined impact to the area:

- Council-owned land behind the property's rear boundary fence (the approximately 4.5 square metre grass strip) was stolen without the Council's prior permission, in order to install the concrete ramp between the new building and Lewis Lane. This is illegal, and if everyone could do this and have the planning permission retrospectively approved it would ultimately result in a selfish, land grabbing, free-for-all situation in the community.
- The building, both in its current pebble-dashed facade and the planned future "brown horizontal PVC cladding" facade, are an eyesore, negatively affecting the formerly pleasant approach towards the western end of Lewis Lane, and will have a negative effect on house prices and the general attractiveness of the road.
- There is no dropped curb for vehicular access to the concrete ramp and building, so driving a vehicle over this curb and on to the ramp is illegal (Highways Act 1980 Section 184); yet the aim is obvious from the construction of the ramp that vehicular access is planned, despite the planning application saying that there is no new or altered vehicle access proposed to or from the public highway. Similarly with pedestrian access, the planning application states that there is no new or altered pedestrian access proposed to or from the public highway. If this were to genuinely be the case, there would be no need for a garage door nor a concrete ramp to Lewis Lane.

- Vehicular access to the property via the concrete ramp will increase what is already a highly congested area along Lewis Lane for travelling by car, exacerbated by the single lane road width not allowing two cars to pass.

- Despite the planning application saying that the plans do not incorporate areas to store and aid the collection of waste, recycling and refuse bins put out for collection on Wednesday mornings via the building's roller door are left literally on the road of Lewis Lane itself due to the concrete ramp removing any off-road storage location for them. The bins are therefore a significant obstruction to all road users on collection day.

Photographic evidence of the above points can be provided upon request.

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.