



Arun District Council
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29th July 2021

Mike Gooding
30 Lewis Lane
Ford
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 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38770

I object to this retrospective planning permission with the following points:

1. The application says that the work has been completed, however there is no sign of the cladding mentioned in point 7. Even with this installed the building is an eye sore for residents of Lewis Lane, as it is not in keeping with the surrounding area and detracts from our quiet cul-de-sac. Obviously, this isn't a problem for the owner as they don't live on this road.
2. The building will inevitably be used for parking a vehicle, hence why there is a concrete ramp laid on council land. This is mentioned in section 7 as the concrete ramp being for "Vehicle access". Also, it has a "Roller garage door". This contradicts section 8 which says there is no new vehicular access to the property. Lewis Lane is already a busy road and cannot cope with another property having right of way.
3. Section 8 also states there is no new pedestrian access to the property, however there is now a large roller door where there used to be a fence. This is now regularly used by the owners to store bikes, waste and other property.
4. The concrete ramp itself is also an eye sore, as there are no other areas of concrete in Lewis Lane, so it is not in keeping with the area. Also, the lack of dropped kerb means it looks completely out of place.
5. The large area of concrete both under and in front of the garage will lead to extra water run off onto Lewis Lane, which already suffers from flooding in heavy rain.

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](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.