

Ian Camburn
Bay Tree House
Lyminster Road
Lyminster
Littlehampton
BN17 7QF

Your Ref: OWPC17985
Our Ref: LY/5/18/PL 12-03-2018
Please ask for:
Mrs A Gardner

23rd April 2018

Dear Sir/Madam

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

Erection of 1 No. two-bedroomed detached bungalow. This application is a Departure from the Development Plan.

Land adjacent to Pindars Lyminster Road Lyminster

Thank you for your internet representation made on 22nd April 2018 which has been recorded as '**an objection**' with the comments as follows:

** Contradictions within application need clarification.*

Biodiversity Form indicates no loss of hedges etc but the Design and Access Statement document proposes removal of the west boundary hedge. In recent months a significant size privet hedge and several trees have been taken out so making it important to conserve the Holly hedge.

** West Boundary Hedge*

In fact this 50 year old holly hedge boundary belongs to the adjacent property (Bay Tree House) and there is no such proposal or agreement to remove this holly hedge that provides shelter, food and nesting opportunities for small birds.

** Excessive Footprint of Proposed dwelling*

A reduction in the footprint of the proposed building, especially the width, would enable the building to be moved closer to the road and align with the existing Pindars property whilst still leaving ample parking in front of the existing Pindars dwelling and the new building. This reduction in the width of the property would mean the pitched roof could be reduced in height. This combined with the northward movement of the new building would result in the structure would be less obtrusive from the adjoining Bay Tree House's garden.

** Elevation Drawings*

The submitted elevation drawing is misleading as it shows all three properties on the same level. This is not correct as the Existing property is around a meter higher than the Bay Tree Buildings and the proposed new build would be at the same base height as the existing building unless the bank of soil is removed.

The elevation drawings do however indicate the relative heights of the proposed new building that is significantly higher than the Bay Tree Annex.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning