

Ruth Kerslake
Bay Tree House
Lyminster Road
Lyminster
Littlehampton
BN17 7QF

Your Ref: OWPC17996
Our Ref: LY/5/18/PL 12-03-2018
Please ask for:
Mrs A Gardner

24th 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 23rd April 2018 which has been recorded as '**an objection**' with the comments as follows:

I have read the planning application for PIndars and studied the supporting documents

As the joint owner of the next door property I am concerned about how the planning applolcation proposal will impact on our property and in particular the enjoyment of our garden.

There is one part of the application which refers to the felling of holly trees which are our trees - please see Proposed Site Plan document and Design and Access document. This row of mature holly trees forms a boundary hedge between Bay tree house and PIndars. These trees were planted by the previous owner of Baytree House and have been there for around half a century. This evergreen holly hedge is in keeping with a country garden, it also provides a habitat for wildlife and is hedgehog friendly. For these reasons we would not wish to replace our holly trees with a close boarded fence 1.8 metres high.

Although we understand from the current owners of PIndars that this aspect of the planning application was not intended, I feel we can only comment on the application as it is presented.

Lyminster is a buffer village between Littlehampton and Crossbush. Planning permission has been granted for some householders to build additional buildings in their gardens providing these buildings are classed as annexes and are subject to the restrictions outlined in the response to this application by the Lyminster Parrish Council. Baytree House has a detached annexe which is subject to these restrictions. If planning permission is given I would support the application of these restrictions as I do not believe it would be desirable to create a separate building plot in this location and an annexe offers the flexibility to accommodate extra family members.

My three other concerns concern the size, height and location of the proposed new building.

The proposed size is very large both in proportion to it's location in the plot and in proportion to the existing PIndars property. As PIndars is a country house known for its lovely garden, I would prefer a smaller foot print for the proposed new building which would impact less on both Pindar's garden and ours.

The height is also a matter for concern. The application states that the new building would have little impact on us, the nearest neighbours. Unfortunately we know this is not the

case. Recently a large chalet building was erected parallel to the holly hedge. This building impacts on our garden and the proposed building, which looks significantly higher, will therefore be much more intrusive. The height of the proposed building is not stated but if planning permission is granted we would welcome a maximum height restriction of 4 meters.

The location of the proposed building is not ideal from our point of view because of the impact on our garden. A building on the far side of the plot would be preferable. If the proposed new building was within the front and back building lines of Plindars this would have less impact on our garden.

The plan provided with the planning application does not appear to be fully up to date as it does not show the Plindar's approved extension to the ground floor or the location of the large chalet building.

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 to 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