

HAREFIELD ESTATE (MIDDLETON)
MANAGEMENT LIMITED

please reply to

"Squirrel House" 4 East Avenue Middleton -on-Sea Bognor Regis

West Sussex PO22 6EG



Date 29th April 2015

Mr. D.Easton

Planning Department

Arun District Council

Maltravers Rd

Littlehampton

West Sussex BN17 5LF

Ref Planning Application M26/15/HH

1 West Avenue, Harefield Estate

Dear Sirs,

With regard to the above Planning Application we would comment as follows:

The Company would **strongly advise you to REFUSE** this application on the grounds that the Application is incorrect, has factual inaccuracies to both the drawings and wording, to such an extent that it affects the deciding factors in this Planning Application and most importantly the Declaration is **INCORRECTLY SIGNED** .

We thus believe that these are grounds for you to **REFUSE THIS APPLICATION.**

REASON 1

The applicants DESIGN AND ACCESS STATEMENT IS INCORRECT.

Under Access the applicant falsely states that

“The access will be unchanged”.

This is incorrect. When the Applicant purchased this property there was a legal condition on the deeds to confirm that the only access to the property was to the double garage to the east of the property boundary.

Whilst there was a garden gate on the west side of the property this was not an access, and the applicant was aware of this when he purchased the property.

The Applicant has now formed a new vehicular access to which he is not entitled and therefore the DESIGN AND ACCESS STATEMENT IS INCORRECT.

REASON 2

The applicants DESIGN AND ACCESS STATEMENT IS INCORRECT

Under Landscaping the applicant falsely states that the

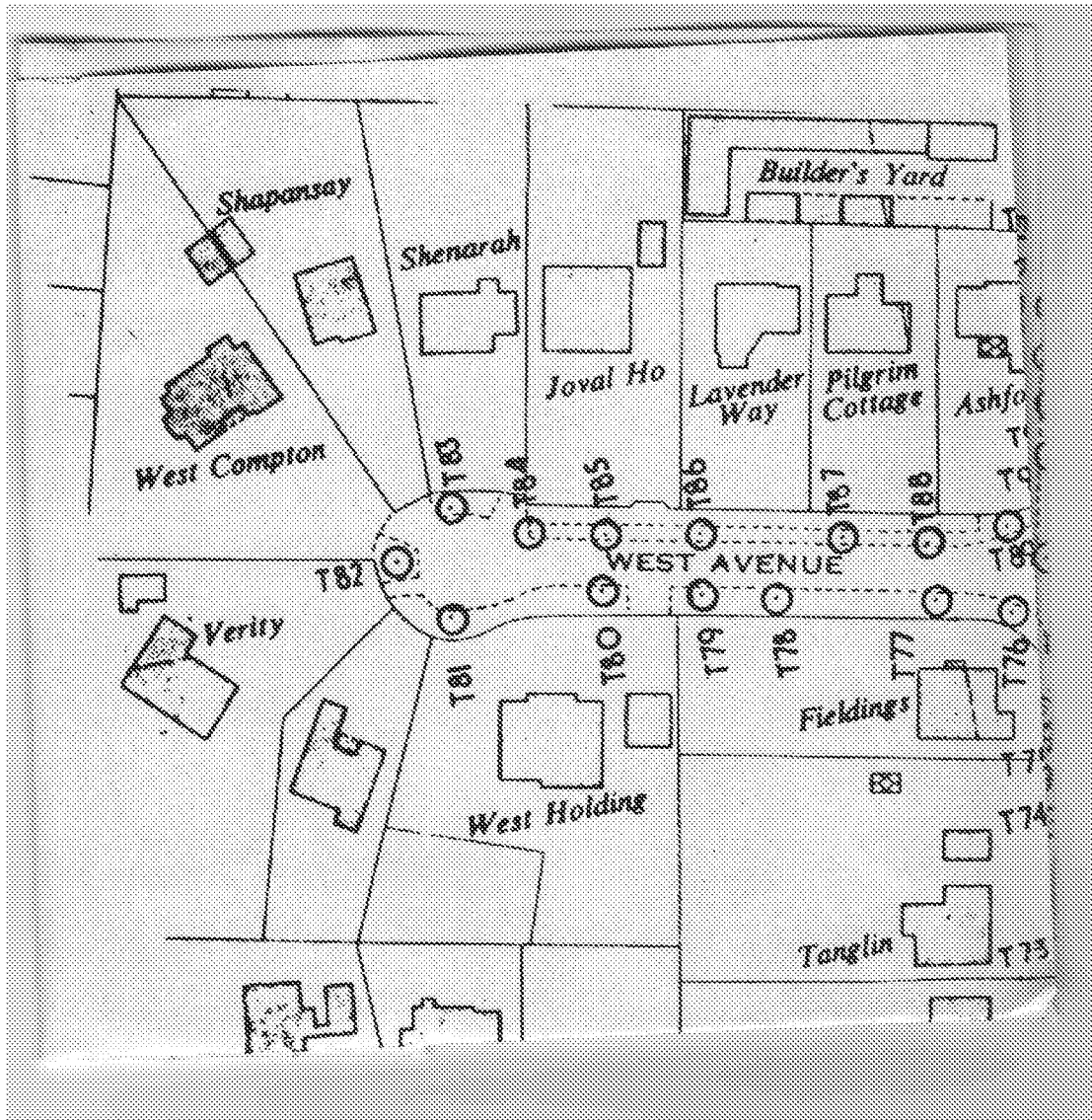
“Landscaping will be unchanged”

This is incorrect as where there was lawn to the west of the property this is now a new non-permeable driveway and parking spaces for vans.

REASON 3

The Applicant has shown on his drawing 1/5 an access for which he knows he is not legally possible to use - under his present deeds.

Our Estate plan clearly shows that there is NO ACCESS IN THE POSITION SHOWN ON HIS DRAWING 1/5



Therefore the Applicants drawing is incorrect and misleading

REASON 4

The photographs attached to the application are misleading as they do not show the new works from the front and the rear and indeed one photograph is not of the property at all.

Photographs are required to show details of the application proposals and visual identification of the building. Clearly these photographs are misleading to the Application.

REASON 5

The House holder application form is **INCORRECT** and **MISLEADING TO THE OFFICERS AND COMMITTEE** and should not have been signed by the applicant / agent and the

DECLARATION IS NOT CORRECT

Box 5

There is a new vehicle access commenced from the private road shown on drawing 1/5 which is not legal.

The applicant has clearly misled the Planning Authority to suggest there the access driveway is not new.

This application suggests that the applicant has a right of way over the Private verge and road. We confirm that the applicant only has a Deed of Grant of Access over the main driveway to the east of the property and does **NOT** have any legal access to the west of the property. We believe the applicant is using this application if passed to legitimise this access to which he is **NOT ENTITLED**.

Box 11

NO attempt has been made to contact or seek permission from the Estate Company to obtain Certificate D which (by virtue of the new access included in the application) forms “any part of the land to which this application relates”.

This new access in the application would need, not only to cross the Company's verge but by inference use the Private Roads of the Estate (to which the applicant is fully aware from lengthy correspondence he is not legally entitled.

Box 14

The Applicant / Agent has signed the declaration to the effect that the form and accompanying plans, drawings and additional information are true and accurate **WHEN KNOWING THAT THEY ARE INACCURATE AS DETAILED ABOVE.**

For these reasons we SUBSTANTIALLY OBJECT TO THIS PLANNING APPLICATION AND WISH YOU TO REFUSE THIS APPLICATION ON THE BASIS THAT THE DETAILS OF THIS APPLICATION ARE NOT TRUE AND INACCURATE.

IF the Arun District Council is minded to permit this application we would seriously consider an appeal under maladministration of this application.

IF the planning committee is minded to IGNORE THIS OBJECTION and pass this application WE WOULD REQUEST that you impose a planning condition to the effect that this plot (with the proposed substantial increase in floor area)would not be suitable for any further attached or detached residential dwelling

as this would be over development and also contrary to the Harefield Company Rules and Regulations of one property on each plot.

Thank you for your consideration.

Yours Truly



Steve Sampson M.C.I.O.B

Chartered Builder

Co-Chairman and Company Secretary