

G Raven
19 Central Drive

po22 7TT

Your Ref: OWPC23575
Our Ref: M/51/19/CLE 03-06-2019
Please ask for:
Zac Denton

28th June 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015:
Article 39

Application for a Certificate of Lawfulness for an existing use - use of land to incorporate into garden

Gendarshe (now Sea Song) Manor Way Elmer Middleton-On-Sea

Thank you for your internet representation made on 27th June 2019 which has been recorded as '**an objection**' with the comments as follows:

Planning Applications M/51/19/PL & M/52/19/CLE

I write to object to these applications on the following grounds:

- 1. This intrusion on to the beach has a significant visual impact. It diminishes public amenity both in terms of access and the appearance of the general area.*
- 2. To erect the fence the owner has destroyed all the vegetation previously growing there. Vegetated shingle is recognised as being a rare environment in the UK generally, and where it exists should be protected.*
- 3. If this application is allowed it is likely to set a precedent which would see other properties nearby following suit.*
- 4. Whilst the Land Registry shows a title which appears to cover the area in question it is possible that this may perpetuate an error. Before the Sea Defence works which pushed the Mean High Water Mark (MHWM) significantly to the south the former MHWM was very much closer to the property and the sea wall at the former boundary was regularly washed by the sea. Arun District has previously held that where land has been augmented artificially the convention that ownership of the land down to the MHWM lies with the riparian property will only hold good as far as the previous, natural, line.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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