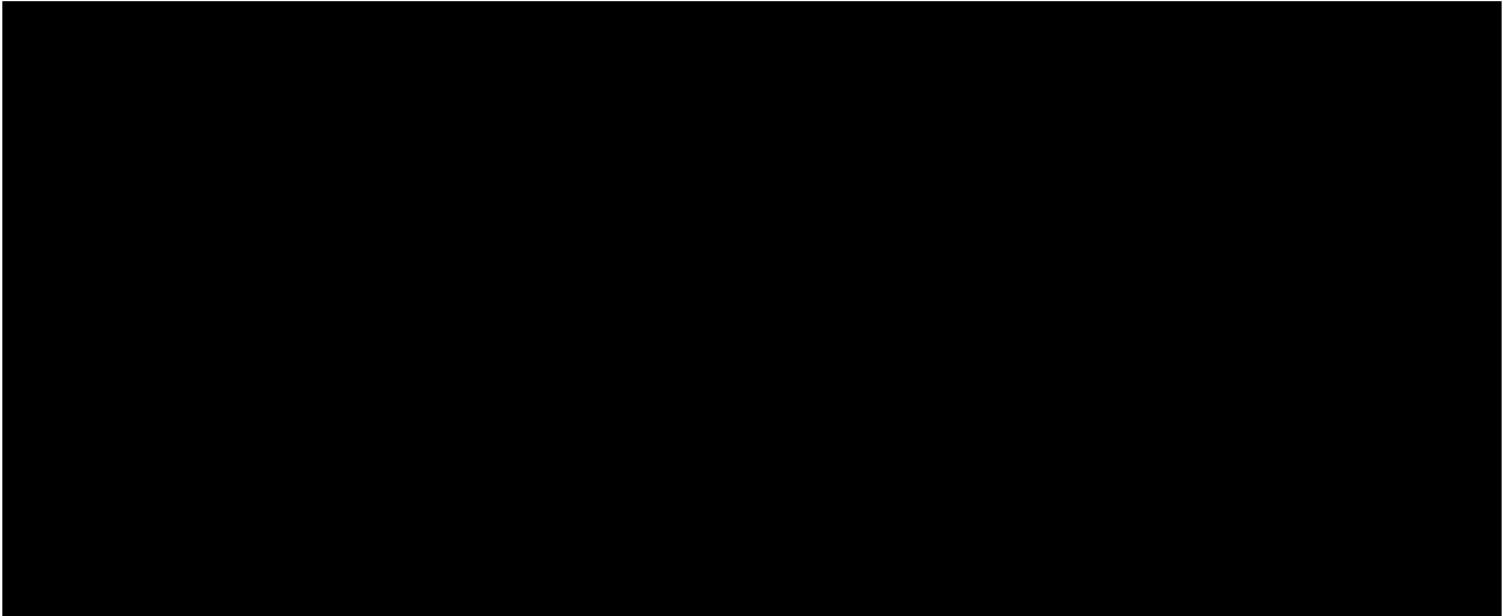




From: Barbara Oakley [REDACTED]
Sent: 23 July 2019 12:12
To: Planning <Planning@arun.gov.uk>
Subject: Planning application M/62/19/PL

Dear Sirs

Sundale Lane Residents' Association Ltd. is the legal owner of this Lane which would be seriously affected should this planning application which relates to land at 177 Middleton Road be granted.

Please find attached a detailed statement from the Association which is self explanatory. Please accept it as a formal objection from the Association.

Unfortunately the Association has not been consulted by the applicants nor has the Parish Council Development Control Committee been able to discuss it since it was received shortly before the date of their meeting for which the relevant papers had already been circulated. They will consider it on August 7th.

The notice relating to the application was posted on July 11th but unfortunately was placed outside the wrong property on the Middleton Road despite their being ample space and a suitable post and gate at the entrance to 177 Middleton Road.

Yours faithfully

(Mrs) Barbara Oakley
Administrative/Correspondence Secretary for
Sundale Lane Residents Association.
Registered Office 175 Middleton Road, Middleton on Sea
Correspondence address South Cottage Sundale Lane, Middleton on Sea, PO22 6DS

M/62/19/PL COMMENTS ON APPLICATION ON BEHALF OF SLRA.

Proposal is for a 1.5 chalet bungalow, garage and driveway for at least 2 cars. It has been designed to match the design of 175, 177 and 179 Middleton Road. Whole emphasis of the application is its effect on the Middleton Road which is completely immaterial since you will not be able to see the new building from the Middleton Road. However it will seriously impact the street scene in Sundale Lane since it is proposed to site the new property less than 1 metre from the boundary.. It will immediately face "Dawn" and we believe that because of its height it will cause overlooking to this property and possibly also to the garden of Watergate Cottage in Yapton Lane which runs along the northern side of Sundale Lane.

It will be overbearing; all other properties in the Lane except for one at the western end which is not visible from most other properties are set back well from the roadway.

The application says that Sundale Lane is made up of bespoke 1960s chalet bungalow properties of a modern but traditional style. This is quite wrong. The four properties on the northern side of the Lane are bungalows built between 1932 and 1935 (although all have been altered to bring them up to modern standards). However they are all set back from the road and have drives large enough to accommodate not only residents cars but also vehicles belonging to visiting tradesmen. The Lane is very narrow from the eastern end to below the fourth house on the northern side and for this reason parking is not permitted in the Lane. The road surface is not built to current highway standards – it is single layer of tarmac and would not withstand the weight of construction vehicles and although the County Council contends that it is a public highway not maintainable at public expenses they have never provided evidence for this assertion and in fact only allow pedestrians to use the road and have built and maintained a barrier at the western end in order to prevent motor vehicle access. Cyclists are not permitted although they totally ignore the restriction. The situation has worsened since the current owners of 177 Middleton Road closed the rear access on to Sundale Lane and removed what had been a very useful passing place on the occasions when cars were trying to access and exit the Lane at the same time.

No consideration appears to have been given to the problems which would be caused during the construction of the new property. There are serious concerns about where the foul pipe would connect to the main sewer which is under the roadway. There is also a culvert which has been filled in. Building work would cause more surface water to be thrown into the Lane and down into Dawn thus overloading their soakaway. Because properties on the north side of the Lane are lower than the road heavy rain causes minor flooding to the garages and front gardens of 3 properties. Residents have already experienced difficulties during work carried out at No 181 Middleton Road whose vehicular access is off Sundale Lane; one one occasion the Lane was blocked for 45 minutes and residents had to wait on the Yapton Road which is now seriously dangerous given the volume and speed of vehicles using that road.

In 1993 a planning application was submitted for the construction of a new bungalow in the adjoining garden of 175 Middleton Road which is very similar to that of 177 Middleton Road. This was refused on the grounds that the size of the plot would not permit development of a standard compatible with the existing development in the area and in consequence would be detrimental to the present character and amenities of the locality.