

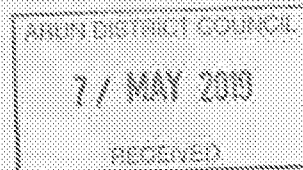
ELMER SANDS LIMITED

(Company Incorporated by Guarantee)
(Registered in London No. 311819)

Registered Office:

23 Arundel Way, Elmer Sands, Middleton-on-Sea, West Sussex, PO22 6JH

Mr N Crowther
Group Head of Planning
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5LF
(Via Email & Post)



3rd May 2019

Mr Crowther

Your ref: M/74/17/PL & M/84/18/PL – 24 Alleyne Way, Elmer

I write on behalf of the Council of Elmer Sands Ltd. Under our Memorandum of Association, we have a duty to protect the rights and interests of the Members of Elmer Sands Ltd.

We have received a number of fresh objections to the new house being built at 24, Alleyne Way, Elmer Sands Estate, PO22 6JZ and approved by ADC under M/74/17/PL.

We have a number of serious concerns relating to your Recommendation Report:-

1. In your conclusions in paragraph 3 it says "the proposed dwelling ...will be similar in height to the adjacent properties to the north and south." The proposed dwelling may be similar in size and height to the care home to the north of no 24 but the five properties to the south of no 24 are all considerably smaller. We consider adjacent means "next to or adjoining."

2. We then read that it "would be similar to the property to the south which is in use as a care home". The care home is to the north of no 24. It is worrying if a Planning Officer appears to have mixed up north and south. Did a Planning Officer actually visit the site?

3. Towards the end of the same paragraph we read "it is considered that the proposed two storey dwelling is acceptable on this site and will not give rise to any unacceptably adverse impacts upon the visual amenity of the locality ...". As the

building rises and grows it is clear that it is going to be (as one member put it recently) "a monstrosity" which is likely to impact adversely on the visual amenity of the locality.

4. Under "Residential Amenity" it writes that the increase in height ..." would not result in material harm to the residential amenities of the adjoining dwelling in terms of adverse overbearing or overshadowing effects". The size and height of the building now rising at no 24 makes that claim impossible or very difficult to justify.

Regrettably, we can only conclude that your Planning Officer was misled by the computer assisted design pictures of the development submitted to you in 2017. In those pictures the impression created is that the new house will be only slightly larger in width and height than the house next to it at no 22. Although we find the small letters "NTS" under the pictures there is surely no point in submitting pictures unless they give yourselves, ESL and neighbours a reasonably accurate impression of what a new house will look like. Surprisingly in your Comments on Representations Received we read "the accuracy of the submitted plans has been checked with the agent." "Plans" must surely include the CAD pictures. Who was "the agent" here?

In short, we consider that the owners of 24, Alleyne Way submitted a planning application that was misleading.

We also consider that your Planning Officer's decision potentially leads to a breach of Article 8 of the Human Rights Act 1998 in relation to a number of our members.

We note that under your reference M/27/19 there is a decision pending (by 13th May 2019) on whether the roof should be raised even further. In view of our comments above this only increases our concerns.

As I am sure you are aware, the new house at 24, Alleyne Way is under construction at the moment. We await hearing from you as a matter of urgency with your proposals for the changes that will be required to deal with the above issues.

Yours sincerely



Peter Trebble
for Elmer Sands Limited



