



Pagham Parish Council
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Your Ref: 000014468
Our Ref: P/100/12/
Please ask for:
Miss K Rawlins

25th January 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Proposed creation of new 1st floor & raised tiled roof.

1 Downlands Close Pagham

Thank you for your internet comments made on 24th January 2013 and recorded as follows:

On balance members felt that the proposal as submitted would not be in compliance with saved policies of the ADC Local Plan and the Pagham Village Design Statement (VDS) as listed below.

Comment was made of the height and bulk of the building being out of character with those in that locality, particularly in Downlands Close itself. Members reflected upon similar high level dormers consented at Fletcher Close having a seriously detrimental effect upon residents in Esher Close, which had been the subject of retrospective complaint to the Council by distressed retired folk at that location. Opinion was expressed that such a building would dominate the streetscape in an undesirable way at that entrance to the built up area of the village of Nyetimber which has been claimed to possess its own discrete and ordered identity.

It was considered therefore that this application is in conflict with the following:

ADC Local Plan:

Gen 7 (ii) ∴ responds positively to identified characteristics ∴ and enhances local distinctiveness ∴ (iv) ∴ does not have an unacceptable adverse impact on adjoining occupiers ∴

Dev 19 (ii) ∴ visually subservient to the main building ∴, (iii) ∴ adverse ∴ overlooking or overbearing effect on neighbouring properties ∴, (v) ∴ does not compromise established spatial character and pattern of the street ∴

Pagham VDS

Page 17 (section 6) bullet points 4 ∴ Preserve Character of area ∴, (5) ∴ ∴ boundaries ∴

contribute to overall street scene, (7) in keeping , well-related to existing buildings and space

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Karl Roberts', with a long, sweeping horizontal flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration