

Pagham Parish Council
Mr C C Braby
Village Hall
Pagham Road, Pagham
West Sussex
PO21 4NJ

Your Ref: 000014468
Our Ref: P/100/12/ 06-12-2012
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 representation made on 24th January 2013 which has been recorded as '**an objection**' with the comments 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 be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the

application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open 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.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration