

Annabelle Crossan
Butterlees Farm
Pagham Road
Lagness
PO20 1LL

Your Ref: OWPC20758
Our Ref: P/104/18/HH 25-10-2018
Please ask for:
Amber Willard

30th November 2018

Dear Sir/Madam

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

Single storey extension to existing barn complex
Butterlees Barn Pagham Road PAGHAM

Thank you for your internet representation made on 29th November 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Ms Willard

Planning Application: P/104/18/HH Butterless Barn, Pagham Road PO20 1LL

I am writing in relation to the above application to raise objections to the proposed extension to the existing barn complex. I live next door to Butterlees Barn and am concerned about the impact the large extension will have on our amenity. The proposals show a single storey extension with a pitched roof extending along the southern boundary. The extension is positioned in close proximity to the existing fence and would project significantly beyond the rear building line of my house which will result in a loss of outlook, and have an overbearing impact detrimental to the amenity of my property and private garden space, as currently enjoyed by me and my children.

In addition, it would seem that the large extension to the barn conversion has the potential to detract from the original character of the barn and by virtue of its excessive length would appear disproportionate to the traditional built form. I have referred to the Council's policy for the conversion of rural buildings to residential use and consider that the proposals are contrary to policy H DM4 which states that building should be capable of conversion without rebuilding or significant alteration or extension. I understand that the barn is now an established dwelling but given that the extension would not have been supported as part of the original conversion scheme it would now undermine the integrity of the original building and its conversion.

Furthermore, the barn complex has already undergone alterations and further changes of use with the introduction of annexe accommodation, which is supposed to only be used for short-term occupation and holiday lets (see condition 10 of planning permission P/60/12/). The cumulative impact of the existing conversion and associated alterations of the barn including the recently constructed conservatory (P/82/16/HH), the annexe accommodation which now includes permission for a loft conversion (P/84/17/HH) and the proposed large single storey wing would result in an overly domestic appearance detracting from the rural character and appearance of the original barn and its countryside setting.

For these reasons I strongly object to the application and ask that it is refused planning permission; it is unneighbourly and poorly justified in terms of Local Plan policies H DM4 and C SP1 which are designed to protect the intrinsic character of the countryside.

Best regards,

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