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2nd September 2021

Josey Mike  
Sefter Cottage  
Pagham Road  
Bognor Regis  
PO21 3PX

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

Dear Sir/Madam,

**The Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

Application No: P/111/21/RES  
Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE  
Description of works: Approval of reserved matters following P/116/19/OUT for the erection of 2 No detached houses & 4 No semi detached dwellings. This site is in CIL Zone 5 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 1st September 2021 which has been recorded as an objection with the comments as follows:

OWPC40055

Re: P/111/21/RES - Land adjacent to Sefter School House, Sefter Road, Bognor Regis PO21 3EE

I write as the owner occupier of a property which lies immediately adjacent and south of this proposed development and wish to formally register my objection to the above application. Please, therefore, add this representation to the case file.

In general terms, this proposal represents an over development of what is a relatively small plot of land. Four-bedroomed houses will potentially attract families with children but plots nos. 5 and 6 have virtually no rear private amenity space and plot no. 4 has only very limited space. Given that there is virtually no communal open space to the front of the properties, it is difficult to see how the development can represent a safe environment for children.

As of the date of this letter, there appear to be no details of the sewage arrangements for the six properties. Given that there is no mains drainage available at the site, the development will of necessity require a dedicated sewage treatment plant and associated drainage field, but there is no mention of this in the documents on the planning portal. Arrangements for preventing sewage from reaching the adjacent stream appear not to be available.

**Loss of amenity and privacy**

The elevation of the applicant's land adjacent to our boundary is approximately 2 metres higher than our own property. As a consequence, the proposed houses will, at ground-floor level, overlook the garden and patio of

Sefter Cottage with a resulting loss of privacy and amenity.

This loss of privacy is now further exacerbated by two amendments proposed in P/111/21/RES. The revised layout envisages a row of 6 no. properties on a revised axis that will now directly overlook our property. This is further compounded by the proposal for all the properties to be 4 bedroomed by the addition of a second storey in the roof space of plots nos. 2, 3, 4 and 5 (the semi-detached properties). The sight lines from the ground floor, first-floor and second-floor windows of plots 4, 5 and 6 will look directly at our property destroying the privacy and amenity that we currently enjoy.

#### ADC Design Code Q.01 Rural Development

The increase to 6 no four-bedroom houses with non-traditional building materials conflicts with the traditionally built surrounding properties at Sefter School House, Sefter Cottage and Rookery Cottage, which does not accord with the Design Code Q.01 Rural Development

In addition, the proposed car parking arrangements for the development envisage two parking spaces on the front garden of each of the semi-detached houses and plot 6. This is counter to Design Code Q.01 that recommends car parking should be designed so as not to dominate front gardens.

In conclusion, it is my contention that the proximity of the proposed development and resulting loss of privacy and amenity will devalue my property. A developer's profit should not be at the expense of the devaluation of an existing adjacent property and accordingly, I ask the Planning Committee to respect the privacy and amenity of an existing householder and refuse this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website  
<https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>