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Sent: 01 September 2021 11:41

To: Planning <Planning@arun.gov.uk>

Subject: Objection to P/111/21/RES

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Sefter Cottage

Pagham Road

Bornor Regis

PO21 3PX

1 September 2021

Dear Mr Davis

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.

Yours sincerely

M R Josey