

Mike Josey
Sefter Cottage
Pagham Road
Bognor Regis
PO21 3PX

Your Ref: OWPC25743
Our Ref: P/116/19/OUT 27-12-2019
Please ask for:
David Spring

13th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for the erection of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.

Land adjacent to Sefter School House Sefter Road Bognor Regis

Thank you for your internet representation made on 12th February 2020 which has been recorded as '**an objection**' with the comments as follows:

I understand that Basing Developments Limited has submitted a planning application for the construction of 4 No semi-detached 3 bedroomed homes and 2 No detached 4 bedroomed homes with associated access, parking and gardens on land adjacent to Sefter School House, Sefter Road, Bognor Regis PO21 3EE.

As the owner of Sefter Cottage, the property adjacent to the southern corner of the proposed development, I wish to register my objection to the application.

Green Infrastructure Strategic Gap

The land to which the application applies is situated within the designated Green Infrastructure Strategic Gap between Bognor Regis and Chichester. Previous planning applications for both residential and commercial use of this land have been refused by the Council and I note that at their meeting on 4 February 2020, Pagham Parish Council resolved to object to the application. I would therefore urge the Planning Committee to honour and protect the Strategic Gap and refuse the application P/116/19/OUT.

Loss of amenity and privacy

The elevation of the applicant's land adjacent to our boundary is approximately 2 metres higher than my property. As a consequence, the two proposed detached 4 bedroomed houses will, at ground-floor level, overlook the garden and patio of Sefter Cottage. The resulting loss of privacy is unacceptable and will be further compounded by the additional intrusion of sight lines from the first-floor windows of the two four-bedroomed houses. I believe that my family has the right to enjoy the privacy and amenity of our house and outdoor spaces without being overlooked.

In addition, it is my contention that the proximity of the proposed four bedroomed houses 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. Accordingly, I ask the Planning Committee to respect the privacy and amenity of an existing householder and refuse this application.

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