

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 30 November 2020 08:27

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

Subject: FW: Application ref: P/116/20/CLP - 16 Lagoon Road, Pagham - Proposed timber framed detached single garage

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From: PaghamBeach [REDACTED]

Sent: 27 November 2020 17:02

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

Cc: Nicola Swann [REDACTED]

Subject: Application ref: P/116/20/CLP - 16 Lagoon Road, Pagham - Proposed timber framed detached single garage

Dear Sir,

I refer to the above Application which has been viewed on the District Council's website.

The original Planning application that allowed the erection of this bungalow (ref: P/37/95) included provision of a detached garage at the north corner of the Application site with vehicular access provided from Wythering Close. This building appears to have been converted to provide additional residential accommodation, but the Planning History of this site shows no Change of Use having been allowed.

The proposed new garage is to be situated on a restricted plot and does not appear to allow adequate fire protection/separation between the Application boundary and the proximity of the existing bungalow, particularly having regard to the timber frame construction of the garage and the position of existing and proposed windows.

It therefore appears that the construction proposed does not comply with Part B of Building Regulations and should therefore not be approved as currently proposed.

Regards

Tony Higham

J.A. Higham MRICS
Secretary

Pagham Beach (Holdings) Ltd

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