

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

5th February 2020

Chief Planning Officer,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

Dear Sir,

re. Town & Country Planning Act 1990 (as amended)
Application ref: P/117/19/PL
36 East Front Road, Pagham – proposed replacement dwelling

I refer to the above application, which I have viewed on the District Council's website and as adjoining owner would wish to make the following comments:

- The application site is situated on the Pagham Beach Estate which is defined within the Local Plan as an Area of Special Character. The application proposal as presented seem to completely disregard this designation.
- The application proposal is contrary to Policy D DM1 of the Arun Local Plan 2018 and seriously conflicts with adjacent the street scene.
- The application proposal would appear to be a serious overdevelopment of the site, with inadequate open/garden space which is contrary to the District Council's Local Plan.
- Although space for parking is shown on the Plan, the number of car parking spaces is not defined, and the applicant should be required to confirm that there is adequate on-site turning space within the site for vehicles. This is not evident on the current proposal.

If permitted, this development would create a very unwelcome precedent on the Estate and for the foregoing reasons therefore the Company strongly object to this application and would urge the District Council to Refuse the application.

I would be grateful to be advised the District Council's decision on this proposal, once it is known.

J A Higham MRICS
Secretary