

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 11 January 2021 07:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application ref: P/121/20/HH - 31 West Front Road, Pagham

Please upload as rep letter for P/121/20/HH

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From: PaghamBeach [REDACTED]
Sent: 08 January 2021 15:37
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Nicola Swann [REDACTED]
Subject: Application ref: P/121/20/HH - 31 West Front Road, Pagham

Dear Madam,

I refer to the above Application which I have now had an opportunity to consider.

This Application Site has a history of Refusals of Applications seeking to erect garages within the confined nature of the site as a result of the over-sized bungalow. The District Council's records will show that previous Application P/13/08 to erect a new garage on the site was Refused on grounds of overdevelopment of the site, and subsequent Application P/142/08 and amended Application following the Refusal of P/13/08 was also Refused on the same grounds and subsequently Dismissed on Appeal in 2009.

As a result of the footprint of the existing bungalow there is restricted space to be able to accommodate vehicles manoeuvring into a garage on this forecourt. The width of the Company's private road of West Front Road in this location has been reduced to less than 6m, and with the proposed new garage to be sited with its front elevation exactly on the front boundary of the Application Site it will not be possible to manoeuvre a car into this garage. The new garage will also impede parking of vehicles and boats on trailers on the remainder of the forecourt. The site is already over-developed and further buildings will seriously overcrowd this site, to the detriment of both the site and its neighbours.

The existing concrete paved forecourt is impermeable and apparently without provision for surface water drainage, which is bad practice and results in run-off onto the private road, which is unacceptable.

For the foregoing reasons therefore the Company as adjoining owner, objects to this Application.

Regards

Tony Higham

J.A. Higham MRICS
Secretary

Pagham Beach (Holdings) Ltd

Registered in England No. 630261

Registered office:

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