

Mr Richard Sherman
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Gary J. Oakes

11, Greenways
Pagham
Bognor Regis
West Sussex
PO21 4QE

02 October 2021

Planning Reference: P/124/21/HH

Location: 15, Greenways Pagham PO21 4QE

Dear Mr Sherman,

I write with reference to the above planning application.

I am the owner occupier of the adjacent property: 11, Greenways and am therefore the party that will be most affected by this development. Whereas I have no objection in principle to my neighbours extending their property in this way I regret to say that I must ask that this application be rejected as it stands at present on significant material grounds.

There are three underground pipes that connect my property to the main sewer: one running from the drain outside my kitchen window that carries the waste water from the kitchen; one that runs from the drain outside the bathroom window and carries the waste water from the bath and bathroom basin and the foul sewer pipe that carries the sewage from the lavatory. All these pipes run underneath the boundary with 15 Greenways and under the sideway of this property and then empty into a chamber beneath an inspection cover located near the bathroom of 15, Greenways along with the pipes from that property also and then all the foul waste water is carried away in a larger pipe to the main sewer under the road.

From examining the plans downloaded from Arun's website I can see that at least one of the pipes from my property will be severed by the excavation for the footings for this extension and probably all three – although I do not know the exact location of the pipes along the route they take underground it is likely that they travel in a straight line taking them under the ground that would be excavated.

I would ask therefore that this application be refused or at least delayed subject to the applicant providing the Council with detailed drawings showing the positioning of these pipes in relation to the proposed development. In the event that this development would sever these pipes then permission should be refused although the applicant could then submit modified scaled back plans that would not result in any damage to or interference with these pipes.

In addition to these waste/foul water pipes there are numerous other utility pipes/cables that are located beneath this sideway: the fresh water supply pipe; the electricity supply cable and the gas supply pipe. The plans submitted to the Council do not mention or

show the location of any of these pipes and this is of serious concern as there is potential danger of damage to property and loss of life here. In particular, should someone with a digger cut through the gas supply pipe then not only would they be killed in the resulting explosion but my property also would be seriously damaged and I could suffer serious injury or be killed in the explosion were I at home at the time. I would suggest that the applicant be therefore asked to supply the Council with detailed drawings showing the exact location of all these pipes/cables – I do know of people in Greenways who have in the past considered extending their properties into the sideways but have always abandoned the idea because of all the utility pipes and cables under the ground in this area.

Finally, and of less significance, I note from the plans that a door is proposed on the side of this extension close to the boundary with my property and it would appear that it will contain glass panels. As this would mean that my property could be overlooked I would ask that the Council stipulate that this glass should be opaque.

My thanks

Yours sincerely,



Gary J. Oakes