

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

30th December 2021

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

By e-mail only

Dear Sir,

re. ADC Application Ref: P/157/21/PL

Property: 31 Lagoon Road, Pagham, PO21 4TQ

Proposal: Demolition of existing sub-standard dwelling and erection of new dwelling

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

1. Although the Application is described as a "new dwelling" the actual proposal is the erection of two detached single-storey buildings, Building A comprising a 1-bedroom bungalow with kitchen, bathroom and reception room, and Building B comprising two bedrooms and a bathroom, clearly erected to be used as a holiday let, possibly in conjunction with building A but not necessarily. This proposal constitutes a Change of Use, which I am surprised the Planning Authority has not requested be Approved.

This proposal will therefore constitute an unwelcome precedent in the area and is likely to result in increased noise and disturbance to neighbouring dwellings, which is unacceptable.

2. The construction of the proposed new buildings is described as straw bale construction, although the design and layout of the two buildings does not accord with the module of modern straw bales and will need to be amended to suit this construction. You will be aware from my earlier letter direct to the Applicant that I have expressed concern that this form of construction with limecrete render is unlikely to achieve the required fire protection required by Approved Document B of Building Regulations, which will be required in view of the proximity of the proposed buildings to neighbouring bungalows, both in Lagoon Road and Harbour Road, as a result of the proximity of the building B to the rear boundary.

It is stated within the Applicant's Design & Access Statement that the straw bale construction element of this development will be used to give students practical experience in building with this method of construction under the auspices of the School of Natural Building. No details are provided of the weatherproof storage of materials on site and the accommodation of these students and instructors during this period and this must be provided to ensure that neighbours of the Application Site are not inconvenienced. In addition, no mention is made of the method of delivery of straw bales to the site and this should also be requested, as this section of Lagoon Road is a narrow sub-standard road.

As well as being Secretary to the Company I should mention that I am a qualified Building Surveyor with over 40 years of experience in residential and commercial development, some of which has incorporated straw bale construction in recent years, and I therefore have some experience in the shortcomings of this particular type of construction.

3. The Application Proposal includes the provision of a courtyard to enclose the main entrance to Building A. I have previously requested to be advised the height and nature of construction of this courtyard wall as it is constructed on the front boundary of the Application Site and will have a negative impact on the street scene in this locality. The information requested has not been forthcoming and in these circumstances I assume that the Planning Authority will request this detail.

For the foregoing reasons therefore the Company must object to this proposal and would urge the Planning Authority to Refuse the Application.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

cc: Pagham Parish Council