

25th March 2026

Tanya Hardwell
3b Lion Road
PO21 3JZ

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/176/25/PL
Site Address: 5 Lion Road Pagham PO21 3JZ
Description of works: Change of use of C3 dwelling to a supported living home and the conversion of annex into 2 No self-contained independent living units.

Thank you for your internet representation made on 25th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82375

Strong Objection

Re: Planning Application P/176/25/PL - 5 Lion Road, Pagham

I wish to formally object to the above planning application.

I am the occupier of the neighbouring property at 3B Lion Road, immediately adjacent to the application site. I have serious concerns regarding the scale of the proposed development and the change of use, which conflict with key policies within the Arun Local Plan.

We are a family with three young children, one of whom is severely sight impaired. We are therefore particularly concerned about impacts on safety, levels of activity, and the suitability of the immediate environment.

1. Harmful change of use and impact on residential character

The application proposes a change from a single dwelling (Use Class C3) to a supported living use, including additional self-contained units. The existing plans confirm the property is currently a single dwelling, and the proposed subdivision represents a significant intensification.

Lion Road is a quiet, family-oriented area. This proposal would introduce a more intensive use that is out of keeping with the established character. This conflicts with Policy D DM1 (Design).

2. Overdevelopment and excessive scale

The proposed extensions and roof enlargement would significantly increase the bulk and massing of the

property, resulting in overdevelopment of the plot that is out of keeping with neighbouring dwellings. This is contrary to Policy D DM1.

3. Overlooking and loss of privacy

The loft conversion and roof alterations are likely to introduce elevated windows overlooking neighbouring properties, including our home and garden at 3B. This would result in a loss of privacy, contrary to Policy D DM1.

4. Loss of light and overbearing impact

The increased height and massing would have an overbearing impact and may reduce natural light to neighbouring properties, conflicting with Policy D DM1.

5. Over-intensification of use

The introduction of multiple units would increase occupancy beyond a typical single dwelling, leading to increased noise, activity, and disturbance incompatible with the surrounding area.

6. Highway safety concerns

Lion Road is already busy. Increased occupancy will likely result in additional vehicle movements and servicing. As a household with young children, including one with additional needs, we are particularly concerned about safety. This conflicts with Policy T SP1 (Transport and Accessibility).

7. Drainage and infrastructure capacity

The scale and intensified use will place additional strain on local drainage. It is unclear whether existing infrastructure can accommodate this without risk. This conflicts with Policy W DM1 (Water Quality and Flood Risk).

8. Waste and servicing impact

The proposal will generate increased waste, with no clear provision for adequate storage or collection. This risks harm to visual amenity and conflicts with Policy D DM1.

9. Cumulative impact

Taken together, the extensions and change of use represent an overly intensive development harmful to residential amenity and the character of the area.

For the reasons above, I respectfully request that this application be refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated,

you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>