

N Crowther
Group Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
For the attention of Ms A Wood

Our Ref: AR/207/IE
Your Ref: P/25/18/PL
Email: [REDACTED]
Date: 23 April 2018
Status: By post and email

Dear Mr Crowther,

APPLICATION P/25/18/PL - DEMOLITION OF EXISTING GARAGE, ROOF ALTERATIONS TO EXISTING DWELLING TO PROVIDE FIRST FLOOR & NEW DWELLING IN GARDEN JENIN, NYETIMBER LANE, PAGHAM, WEST SUSSEX PO21 3JT

I am instructed by Mr. M. A Twohig owner and occupier of the next door property Llamedoss, Priors Way to object to this planning application and in particular the new dwelling in the rear garden

At the outset it needs to be explained that the proposed dwelling in the rear garden is exactly the sort of 'garden grabbing' development that caused major planning concerns and led to changes in national planning policy in 2010. Put simply this is inappropriate over development of a very small garden that has no empathy whatsoever with the character of the area as will be explained below.

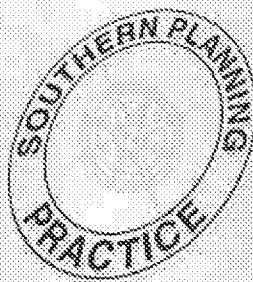
The proposed new dwelling would occupy 323m² - just under half of the curtilage of Jenin. It would be sited approximately 4m back from the side frontage with Priors Way and be a minimum of 6.5m from the rear boundary with Sportsview. On plan it has every appearance of being crammed into the site giving rise to the first concern that it amounts to overdevelopment of the site. This is reinforced by comparison with the size of adjacent curtilages which show that the average curtilage size is some 760m².

Turning to the application details the dwelling in the rear garden it is acknowledged that the site is located within the built-up area so the principle of development is acceptable subject to accordance with relevant development plan policies. In this case, the main development management policies are in the Arun District Local Plan and saved policy GEN7 applies. Crucial in the consideration of the rear garden dwelling is that policy GEN7 requires:

- That development displays high quality design and layout. The cramming of an additional dwelling on this very small site is not high quality design and layout.
- Development proposals involving new buildings must be accompanied by an analysis of the site and its immediate setting. No such analysis has been provided and its absence can only

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be explained by the fact that such an analysis would have shown this was a completely inappropriate development.

- Whilst two dwellings on the site meets the minimum density requirement compliance with a mathematical calculation does not trump normal development management considerations.
- There is an utter failure to demonstrate that the proposal responds positively to the identified characteristics and resources of the site and the immediately adjacent area. The proposal does not create an attractive place; in fact it will detract from the locality by replacing a residential garden with a built form that will loom over the distinctive form of Priors Way cul-de-sac.
- The proposed two storey dwelling will be out of place in this out of the way cul-de-sac and if permitted would be in stark contrast to the understated built form of the properties in Priors Way. Moreover the proposed dwelling would dominate the adjacent dwelling Llamedos by reason of it being sited forward of the immediate front wall of Llamedos.
- Importantly Jenin has no right of access over Priors Way and the introduction of an additional access to and traffic on the cul-de-sac will have an unacceptable adverse impact on the residential amenity of properties in Priors Way. The proposed access is at a point in the road where the available width is only 3m (not the 5m claimed) at a point where the users of that access will cause inconvenience to traffic entering and leaving both Llamedos and Walnut Tree Cottage opposite.
- The existing garden has an open quality that contributes to the modest density of development in this cul-de-sac backwater. The open nature of the site makes a material contribution to the local environment and it will be ruined by the proposal.
- Adding an additional access and traffic to a narrow road where there are no pavements is not in the interest of the safe movement of pedestrians and cyclists.

Overall the proposed dwelling in the back garden fails the usual development management tests for safe, appropriate and considerate development and the requirement of policy GEN7 to avoid development that would have an adverse impact upon visual and residential amenities.

The policies of the emerging plan also tell very heavily against this proposal. Policies D DM1, D DM4 and D SP1 continue the same themes as saved policy GEN7 making it clear that the planning authority wishes to ensure that development does not have an adverse impact upon visual and residential amenities.

The dwelling will be a dominant addition to the understated built form in Priors Way with accommodation on two floors and a bulk and height forward on the plot dominating the Way in a way that is completely absent from the existing dwellings in Priors Way. As a result the height and bulk of the dwelling will be unacceptably dominant in the streetscene.



In conclusion, this is exactly the sort of development that received bad press as 'garden grabbing'. Whilst it is Government planning policy to encourage an increase in housebuilding across the country that encouragement is not at the expense of rational consideration against development plan policies and development management principles. The proposed dwelling in the back garden simply cannot be reconciled with those material considerations and this application should be refused planning permission.

Yours sincerely,



Ian Ellis, BA MRTPI
Director