

Mrs P. Hailey
Walnut Tree Cottage
Priors Waye
Nyetimber
PO21 3JU

Your Ref: OWPC18049
Our Ref: P/25/18/PL 06-03-2018
Please ask for:
Andrew Wood

1st May 2018

Dear Sir/Madam

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

Demolition of existing garage, roof alterations to existing dwelling to provide first floor &
1 No. new dwelling in garden of existing dwelling.

Jenin Nyetimber Lane Pagham

Thank you for your internet representation made on 30th April 2018 which has been recorded
as '**an objection**' with the comments as follows:

Planning Application P/25/18/PL

Please register my Objection to the proposed development on the following Grounds.

The Proposal is Contrary to Saved Policy Gen 7 and Dev 19 of the Arun District Local Plan 2003, and Policy D DM1 Para 1 Character of the emerging Local Plan 2011 - 2031.

Namely, the design and layout is of poor quality, it has not been supported by a site analysis, it is not consistent with adjacent development in relation to plot size and is overbearing in height and size.

The development is Contrary to Pagham Village Design Statement for Nyetimber as it fails to meet 7 out of the 8 Development Criteria that has been listed in this document.

The proposed 2 storey development would completely interfere with the current privacy of properties to the front and rear as overlooking them.

There is currently a significant hedge between Jenin and the adjacent property Llamados which supports a high level of wildlife and has not been shown on the drawing so it is questionable whether the plot is anywhere as big as shown or what the proposals are for this hedge.

Access down Priors Waye is very restrictive and unsafe, and has been for a number of years due to the lack of hedge and road mainenance. I attach a photograph that was take about 3 months ago when a delivery van tried to get up Priors Waye.

Vehicular access to an additional dwelling would be severely restrictive if not impossible due to the existing hedges. A full turning area needs to be provided within the curtilage of the proposed new property.

The current access down Priors Waye is currently 9 ft/ 3 m wide. NOT 12ft wide as indicated in the application.

Access at the entrance to Priors Waye with Nyetimber Lane is currently very dangerous due to the continued unrestricted parking of vehicles in Nyetimber Lane and unenforceable maintenance of hedges. There have been several near misses as vehicles tried to exit Priors Waye onto Nyetimber Lane due to this unenforceable parking and hedge

maintenance issue.

Priors Waye is not adopted by the Council and is not maintained by the owners and is severely rutted and potholed. An additional property with cars on full lock leaving or arriving to this would make this significantly worse.

The proposal does not propose any additional parking to that which currently exists for one property. It only a total of 2 car parking spaces for 2 properties resulting in additional parking in Nyetimber Lane.

Photo would not upload so will email separately

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning