

Recommendation Report

Application No.

P/28/13

Committee ☐

:

Date

Delegated ☒

Recommend Permission ☒

Recommend Refusal ☐

	Date	Signature
Prepared by Case Officer	10.6.13	
Agreed by Team Leader		
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

See charges to reasons - reflect NPPF mins.
for JAC
10/6/13



2017

1

1

2017

1

2

3

4

5

6

7



Pagham Parish Council
Mr C C Braby
Village Hall
Pagham Road, Pagham
West Sussex
PO21 4NJ

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWQC280
Our Ref: P/28/13/
Please ask for:
Mrs J Chapman

29th May 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Dwelling house and parking space (resubmission following P/33/12/)
14 Churchill Walk The Parade Pagham

Thank you for your internet comments made on 28th May 2013 which has been recorded as 'an objection' with the comments as follows:

Objection

Members felt that the concerns they expressed in respect of previous submissions for a new dwelling on this site were still valid. This was an enclosure and hence reduction of the previously open aspect which is a feature of the 1960 s estate.

It was felt to be an inappropriate and ill-matched addition to a standardised and regular design of terrace. It had previously been the subject of flood risk assessment, having regard to the 2008 Coastal Defence Strategy, associated EA flood maps and subsequent SFRA indicative sea incursion.

NPPF advocates sustainable development, having regard to climate change/tidal rise predictions and the provisions of PPS25, new development adjacent to an erosion zone might thus be deemed non-compliant.

Local Plan Policies:

GEN.10 (ii) appropriate defence unacceptable risk mitigation measures GEN.7 (ii) responds positively to identified characteristics respects and enhances local distinctiveness. (vi) .. retains significant open or wooded areas which, in their own right, make a material contribution to the local environment. . Appendix high standard of design. improve visual amenities external appearance .

Pagham VDS 2004:

Page 7 (2) Kings Beach Estate Churchill Walk. Retain open plan aspect. Preserve existing green space and amenity trees within development. . New buildings not to vary significantly in height or bulk un-neighbourly, cramped, visually intrusive ill-conceived linkage

Residents particularly valued open frontages and spacing

ADC Draft Local Plan:

Policy DM40 Coastal Protection ref. 18.5.6 Coastal Change Management Area (p.277)

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

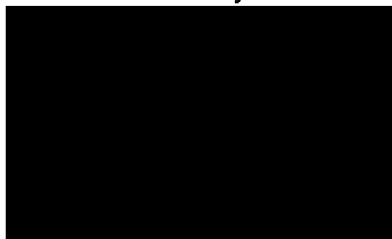
any decision made.

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 your 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



Karl Roberts
Assistant Director Planning & Economic Regeneration