

R Powell
2 Wythering Close
Pagham
Bognor Regis
West Sussex
PO214XX

Your Ref: OWPC18272
Our Ref: P/36/18/PL 23-03-2018
Please ask for:
Andrew Wood

17th May 2018

Dear Sir/Madam

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

Demolition & erection of 1 No. dwelling with associated vehicle hard standing area.
30 Lagoon Road Pagham

Thank you for your internet representation made on 16th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Enjoying a plot of some 1,160m² the property at 30 Lagoon Road, Pagham can be accessed via a narrow, overgrown footpath off Lagoon Road, with vehicle and pedestrian access from the rear of the property into Wythering Close, Pagham, marked blue on the plan which is in your possession. The area marked blue on the plan measures a narrow 3.5 metres in width and approx. 24 metres long and the cost of maintaining this access way in a reasonable state of repair is the responsibility of the owner of No.2 Wythering Close, plus two other owners, plus the owner of 30 Lagoon Road, all in accordance with a Land Deed signed on 23rd July 1997. There is no footpath along any part of Wythering Close which could create safety concerns.

Wythering Close is a small cul-de-sac and in common with most roads on the Pagham Beach Estate the access way is not suitable for heavy goods vehicles.

The demolition of the existing property at 30 Lagoon Road, the felling of the mature trees noted on the plan, the presumed removal of a mobile home and general site clearance, plus the construction of a new property, will undoubtedly put huge pressure on the existing access way road surface if indeed the owner is intending to use the Wythering Close access way for construction traffic. This is not clear on the application and it is possible that construction traffic will use an alternative route negotiated by the applicant so perhaps this could be clarified before planning permission is granted.

If the Wythering Close access way is the intended route for construction vehicles this then leads me to question who (in the event of planning permission being granted for the demolition and erection of a new property) will be responsible for the cost of repairing any damage caused during the construction period.

Due to the width of the access way and the limitations of the access way road surface vis a vis a constant flow of construction traffic I would ask the Planners to commission a survey to determine the viability of using this access way prior to granting planning permission without any clear understanding as to who will pay the cost of repairing the access way. By granting planning permission for a construction of this nature on an unsuitable road, is ADC prepared to accept to resurface the access way at the Council's own expense or consider granting planning permission subject to the applicant resurfacing the access way on completion of the build.

Until this is clarified I wish to object to the application because of the uncertainty as to who will be responsible for the cost of repairing the access way.

In addition, it is noted on the site plan there is provision for only two hard standing parking spaces. From the ground floor plan submitted it is presumed that the intended new construction will be a two-family home because of the two planned kitchen areas (see proposed floor plan).

A two-family home would generally suggest 3 vehicles would be in use. Users cannot obstruct the area marked blue on the plan and there is no space for visitors to the property at 30 Lagoon Road to park in the Wythering Close cul-de-sac which is already congested. Given that the plot size is a generous 1,160m² would it not be prudent to suggest more space be allocated within the site for parking for residents and visitors to park and with sufficient space to turnaround to exit? Having a frontage with a nice view is not much good if you are restricting space for owner and visitor vehicles to the side and rear.

Finally there is a bat population.

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