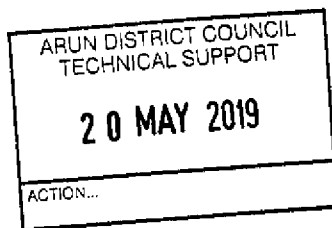


Scay



9 Drift Road
Nyetimber,
Bognor Regis,
West Sussex.
PO21 3NX
15th May 2019

Dear Ms Willard,
PLANNING APPLICATION NUMBER: P/43/19/HH
DETACHED GARAGE AT 7 DRIFT ROAD, NYETIMBER, BOGNOR REGIS.

I wish to register an objection to the above planning application for a detached brick garage to be erected at 7 Drift Road within the front garden facing parallel to the front boundary wall

Firstly I would like to give you a brief description of the properties in Drift Road and the surrounding area in order for you to appreciate my concerns and grounds for the objection.

The properties on this side of Drift Road (odd numbers) consist, excluding corner properties, of semi detached bungalows which were built during 1961 as two bedroom properties by the L.S. Development company. The even number properties (opposite side) consist of a mixture of detached and semi detached bungalows of a similar size and were built as approximately the same time. Their gardens are all of a similar size with lawns and are bordered by low brick walls to the pavement. Most have garages positioned to the side of the property, facing forward and are well behind the front elevation of the property.

The odd number bungalows 3 to 13 consist of a block of three structures. Number 7 and 9 are of a Type R plan (refer to 1961 site plan numbered 1). The first and last bungalow, 3 and 13 extended slightly forward of the rest to form a return at each end of the block. The other bungalows all share the same front elevation line. Please refer to plan number 1.

This is mirrored on the second block numbers 19 to 33. They are in the same design, with the same return at each end, are built in the same brick colour and style as 3 to 13 and only differ in that they are staggered back on their front elevations in order to accommodate the shape of the existing road layout.

The two corner plots with Mayfield Close numbers 15 and 17 have a detached bungalow on each and are slightly forward of the other two blocks presumably positioned there by the developer to allow access all around the property once built

and in order to obtain maximum usage of the plot size .They appear independent of the building lines of the other two blocks in Drift Road and the properties in Mayfield Close.

Entering Drift Road from Hook Lane a larger detached bungalow occupies a position running parallel with Hook Lane ,and was only constructed some time later on a site that was formerly the garden to number 1 Drift Road.

This property appears on plan number 1 as Retreat House. This property is a larger detached house of a completely different design and occupied a much larger plot which included plot 62 on the plan. It's entrance was in fact on the corner of Hook Lane and exited on to the Lane and not Drift Road as the current driveway does. It was surrounded by large tall hedgerows and was completely different to the bungalows. Its front elevation in fact sits behind the rear elevation of the bungalows.

To the front were lawns and to my knowledge I do not recall any outbuildings on these lawn facing the Drift Road boundary. At present a detached garage of possible prefabricated construction occupies a position facing forwards on to Drift Road. High fences have replaced the hedging on the boundary with number 3 and hedging is still in place on the other side. The structure sits back. I'm unclear as to which building line this follows. It appears forward of numbers 3 and 13. The garage was built in far more recent years but it's position does not interfere with any other properties view and is not that visible from the road. This property was always in it's own grounds, and much was shielded from the road .It's position is not as critical to the building lines and general view of the Drift Road bungalows.

As previously stated the front gardens are in general similar sizes. Number 9 is approximately 12 metres from boundary wall to front elevation. Numbers 3 and 13 are of course reduced due to extended front elevation and numbers 15 and 17 are smaller still due to their corner location

The erection of a structure in any front garden in Drift road in my thought raises certain issues .

1/ A general visual inspection of the surrounding roads and streets demonstrate that bungalow estates form the main type of property. Many have open plan lawns or as in Drift Road low brick walls. They were in general built during the 1950s and 60s. I can see no evidence that any garage or structure has been placed in any garden forward of the front elevations or the general building line of the adjoining properties. Many have garages, but they are positioned to the side and face forward behind the building line. There is no evidence that I can observe of a garage placed across the front of a bungalow blocking the front elevation to the street as is proposed in this planning application.

2/ This structure would reduce the amount of natural light entering my property from a Westward direction though both my front bedroom and living room. It would also cut out my visibility looking towards the Hook Lane end of the road. This view would now consist of the rear elevation and side of a garage, in effect, as if a wall had been built half way across the adjoining property's garden. The same would apply to the light and view to number 5 as it looked over towards Leonora Drive and number 11 as it looked towards Hook Lane.

3/ It has been my understanding that no structure could be erected forward of the original 1961 building line on the estate plan.

I would now refer you to the schedule of restrictive covenants number 4. (Item no 2.) A copy of the 1961 conveyance dated 10/10/61 between Mrs B Udell and the H.S. Development Company. This states this quite clearly and as being in force at this time. Item 3 is a copy of HM Land Registry document dated 27/12/95. This was when I purchased my property from my late parents. Again this covenant is still in force. I have received no notification since to say it has been revoked and I would refer you to your legal department to ensure that it is still in force.

I understand recently that a covenant of a similar age was enforced with success on the West Meads estate in Bognor Regis over a dispute regarding a boundary fence issue. My father was advised of the terms of the Drift Road covenant in 1978 when during a planning application for a loft extension at number 9 (plan number P/146/78BR). He enquired to his architect and Arun District Council as to the possible erection of a car port forward of the front elevation . He was advised by both that this was not permitted due to the terms of the covenant and no further enquires have ever made since by either him or myself.

4/ On viewing the plans for the garage I'm unclear as to which building line it follows. It appears to have been placed at 2 metres from the front boundary wall. I can see nothing in the form of an existing structure that this position relates to.

If a structure were to be placed here could one hypothetically submit plans to extend my property forward by approximately 10 metres i.e. to within 2 metres of my front boundary. Properties number 18 and 16 have both been extended forward but only to existing building lines and front elevations of other properties in the road. The last properties to be built in Drift Road , 8 and 8a were built around 1970 and again are within the building line.

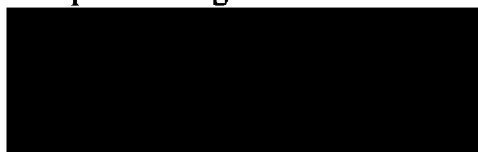
Any structure placed in a garden would only set a precedent for other property owners in this whole area in the future to ignore any covenants which I suspect are also in place on other estates, and request permission to extend their property forward or place outbuildings in the front gardens.

Looking at the plan it is highly unlikely in my opinion that a vehicle would be able to enter this garage leaving open as to what other use this building may be put to.

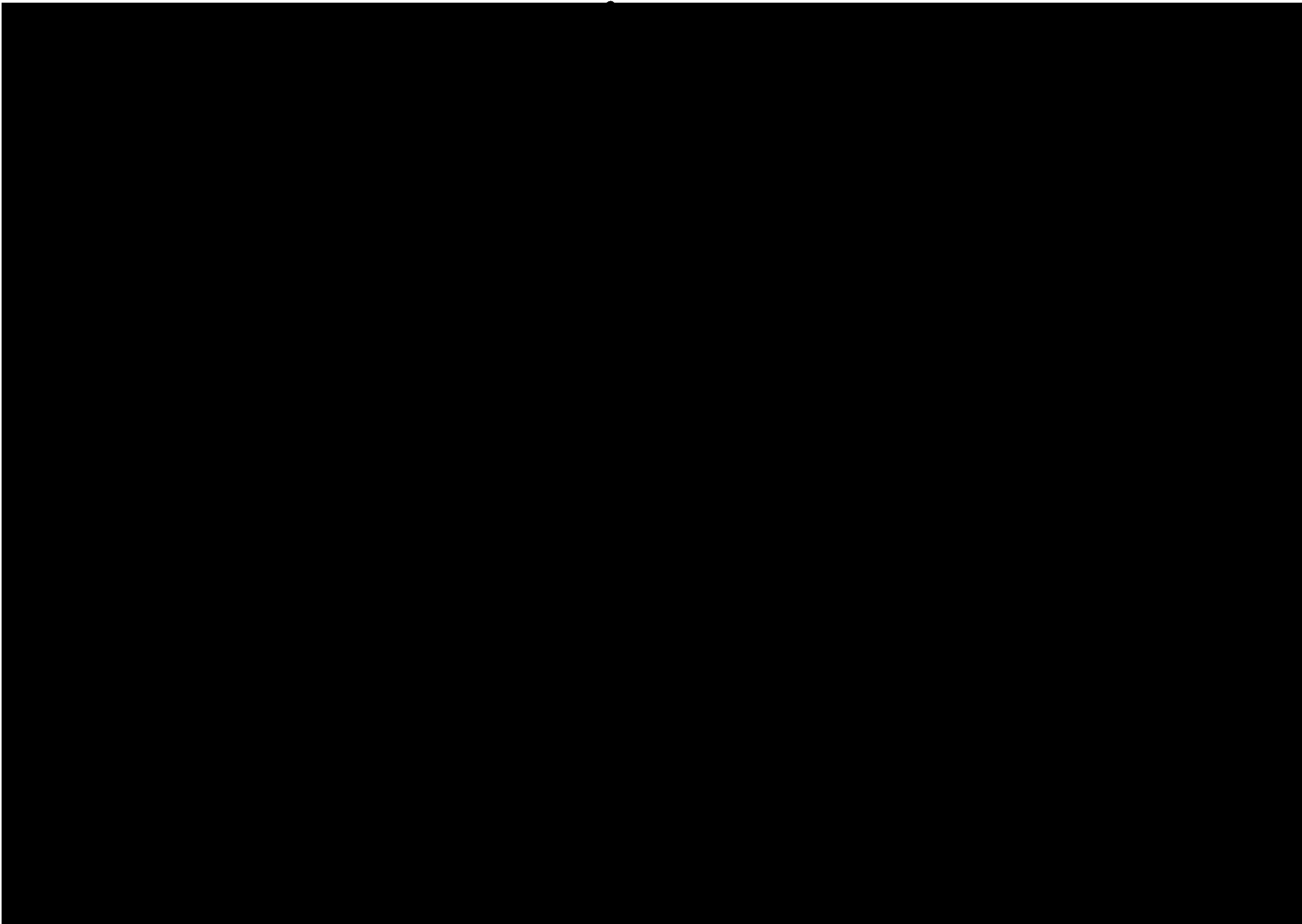
To summarize I do hope some of the information I have provided will be of use to you in the decision making process. Any structure in a front garden on these bungalow estates would destroy the original building line completely and would look completely out of place, and also obstruct the light and view of adjoining properties. The reason why a restrictive covenant was written in to the original sale conveyance back in 1961 was to protect other property owners interests and neighbourhood. I would also make you aware that the solo owners of number 5 and 11 are both in their nineties and the couple in number 13 are well into retirement and may be unaware that a covenant was in place when they purchased their property.

Happy to discuss and provide original documents should you require them.

Yours faithfully
Julian Adamson









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