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Your Ref:

Our Ref: P/47/11/

Please ask for:

Mr P Cleveland

28th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Single storey extensions
52 East Front Road Pagham

Thank you for your internet comments made on 27th July 2011 and recorded as follows:

Objection

Members felt that this proposal warranted particular scrutiny as it purported to set a precedent for two storey development in respect of which there has been consistent adopted policy constraint since 1975.

Representations from the public have also highlighted the out of character, intrusive and prejudicial nature of recent applications such as this which seek to establish maximum footprint and bulk with little regard to EA recommendations for drainage in a 3a flood zone. Members agreed with these representations that this proposal was dominant and overbearing to adjacent dwellings.

The prospect of engineering a very large excavation in order to accommodate a proposed underground room was viewed as particularly contentious from the point of potential extreme prejudice to dwellings adjacent where existing foundations systems would be put at risk of shingle subsidence and consequential collapse.

Members felt that the following policy needed to be considered:

Local Plan Policy Gen 7 iv)   adverse impact upon adjoining occupiers  

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

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in black ink, appearing to be 'KAR' followed by a stylized flourish.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy