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Your Ref:

Our Ref: P/4/09/CLP

Please ask for:

Mrs S Leeson

5th February 2009

Dear Sir/Madam

(as amended)

Town and Country Planning General Development Procedure Order 1995

Application for a lawful development certificate for a proposed use - rear detached swimming pool building
43 Sea Lane Pagham

Thank you for your internet comments made on 4th February 2009 and recorded as follows:

There have been a number of proposals seeking consent for development of additional units in rear gardens of the mature properties along the north-east flank of Sea Lane. To date, all have failed. □

The Parish Plan 2004 and Village Design Statement 2007 seek to preserve the streetscape and spatial character of the village environment. Sea Lane is characteristic on its south east flank by mainly 1960s chalet developments with mature frontages and substantial rear gardens. Many of these properties have recently been extended and include significant roof additions. This appears to be an accepted trend for providing enhanced accommodation in planning terms. However, the provision of additional units by way of back land development was viewed by Members as a worrying trend and was likely to establish an undesirable precedent. Local input to the Parish Plan and VDS indicates a strong prejudice against cramped, un-neighbourly and out of character development. This reinforces Local Plan Policies Gen 7 (ii), (iv), (vi). □

Whilst we recognise that this is not an application for a bungalow, the proposal is for a building of similar size and spatial context. The Planning Authority delivered policy comment which was firm and unequivocal in its determination of a preceding application: 'The erection of one bungalow on this site will represent an unacceptable form of back land development which will be unneighbourly to surrounding properties by reason of noise and disturbance and out of character with the immediate area. The proposal is therefore contrary to policies CH1 and DEV1 of the West Sussex Structure Plan and policy GEN7 of the Arun District Local Plan.' □

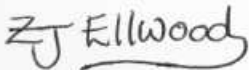
A great deal of development work has been undertaken on that side of Sea Lane in recent years. The Planning Authority has been consistent in refusing consent for back land development. Members felt that this Council should continue to support this stance. The CLP application for a 'detached swimming pool building' is, in Members' opinion, merely a device for securing a second dwelling. □

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, reading 'ZJ Ellwood'. The signature is stylized with a large 'Z' and a cursive 'J'.

Zachary Ellwood
Interim Head of Development Control