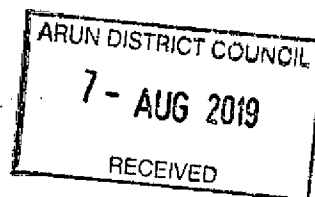


scas

Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

23 Mill Farm Drive
Pagham
PO21 3UE

6/8/19



Dear Sirs

Planning Reference P/58/19/PL

I would like to object further to the lack of consideration for the residential amenity of neighbouring properties.

The impact on neighbouring properties is unacceptable, un-neighbourly and contrary to Policy D DM1 of Arun Local Plan 2018 para 3,
'Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance'

This statement particularly applies to the scale of plot 7 and its proximity to neighbouring properties.

The overall height and mass of the proposed dwellings are not in keeping with adjacent development of Mill Farm Estate or with the new Spinnaker View estate, which incidentally will not have the same issues of overlooking or overshadowing of properties as there are no properties directly located next to the southern boundary of this development, it is a green area and has parking spaces next to their existing boundary fence.

The Planning Statement says that the layout has been amended in line with consultation with neighbours, which was limited, replacing plot 7 from a 2 storey house to a bungalow. This is now a chalet bungalow which has two storeys. I will still be overlooked and suffer overshadowing and loss of daylight to my home and back garden.

Document ; Site Layout Planning for Daylight and Sunlight states:

"The right to light is a legal right which one property may acquire over the land of another. If a building or wall is erected on this land which reduces the light in the obstructed property to below sufficient levels then the right to light is infringed" and "this right to light can be acquired under the terms of the Prescription Act 1832 if the light has been enjoyed without interruption for at least 20 years".

The Mill Farm Estate and Mill Farm Drive has been in existence for over 20 years and residents have enjoyed the southern aspect and outlook since the estate was formed.

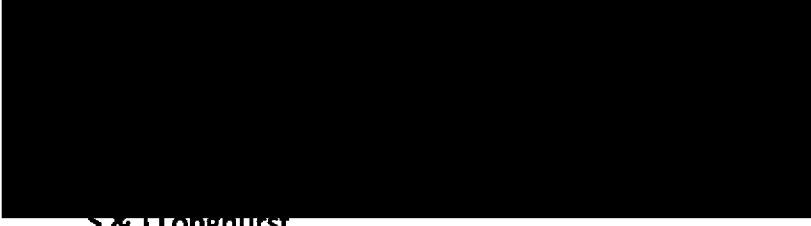
No right to light calculation has been carried out, no elevation height is given of the proposed buildings, particularly for plot 7. Without an assessment and using a 'rule of thumb' guide, there should be no development beyond a 45 degree line.

The Planning Statement section Residential Neighbouring Amenity, item 97 shows the closest relationship with my property to be 14m. This measurement is incorrect as it not taken from the primary room of my property, which is an extension of 3m and part of the fabric of the building. therefore reducing the 14m measurement to 11m. Similarly the 25m measured relationship to no. 19 Mill Farm Drive does not take into account the Conservatory, which will be affected by overshadowing from the dense barrier of trees.

The application proposes to provide a dense barrier of trees along the southern is boundary to reduce noise and which will include a 5m vegetative strip. All the affected gardens and homes have a south facing aspect and a dense barrier of trees to screen noise will also cause a loss of light and daylight to homes and gardens along this southern boundary, which is unacceptable.

I therefore reiterate my objection to this development.

Yours faithfully



S & J Longhurst