

26th February 2026

Sidonie Coomber
Treliske
Nyetimber Lane
Treliske , Nyetimber Lane
Po21 3jt

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

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

Application No: P/6/26/PL
Site Address: Fairhaven Nyetimber Lane Pagham PO21 3JT
Description of works: Construction of 3 No. detached chalet bungalows together with alterations to existing dwelling with the provision of modified access, parking & landscaping. This application is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 26th February 2026 which has been recorded as an objection with the comments as follows:

OWPC81504

I write to formally object to the above application.

Boundary and Ownership

The red line boundary shown on the submitted plans appears to include land that is not within the applicant's ownership or control. This includes part of my private driveway, my boundary hedge, and a strip of land approximately one metre wide between my annex and the applicant's garage. That strip forms part of my registered title.

My driveway is entirely within my ownership and has never been shared. No easement or right of access has ever been granted to the neighbouring property.

The hedge has long marked the recognised boundary between our properties. My family has maintained this hedge for over 40 years, cutting and caring for both our side and the side facing the neighbouring property. It has consistently been treated as our boundary feature and under our control.

I have not been served with notice confirming that the applicant has notified all affected landowners. If my land has been included within the red line boundary, the application should not be determined unless and until this is corrected.

Loss of Privacy

The proposed dormer windows would directly overlook my private rear garden.

Our garden is a private family space which includes a swimming pool used regularly by my young children. The elevated dormer windows would result in direct and intrusive overlooking, causing a significant loss of privacy. My family and children would be clearly visible while using our own garden and pool, which raises serious privacy and safeguarding concerns and represents a clear loss of residential amenity.

Overdevelopment

The proposal to construct three additional bungalows on this confined plot represents overdevelopment. The density is excessive for the size and character of the area and would result in a cramped form of development out of keeping with the surrounding residential pattern.

Highway Safety

The development would significantly increase vehicle movements from a narrow driveway close to an already busy and hazardous road. The area already experiences frequent near misses. Introducing three additional dwellings, alongside the existing house, would intensify traffic movements and increase risk to pedestrians and motorists.

Similar issues are experienced in Pryors Way nearby, where multiple vehicles using limited access have already created dangerous conditions. This proposal risks worsening those problems.

Wildlife and Residential Impact

The scale of development will inevitably disturb local wildlife and harm the established residential environment through increased hardstanding, construction activity and vehicle movements.

For these reasons, I respectfully request that this application be refused. At the very least, it should not be determined unless the red line boundary is corrected, ownership properly certified, overlooking addressed, and highway safety fully assessed.

I do not consent to any use of my driveway, removal of my hedge, or inclusion of my land within this development.

Yours faithfully,

Sidonie Coomber
Trelisk
Nyetimber Lane
Bognor Regis
West Sussex
PO21 3JT

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be

destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>