

ARUN DISTRICT COUNCIL

20 SEP 2013

RECEIVED

2b Well Road
Pagham
Bognor Regis
West Sussex
PO21 4SR

Planning Dept
Arun District Council

13th Sept. 2013

Dear Sir/madam

Re Planning Application P/74/13 - 2 Lagoon Road, Pagham

I object to the above Planning Application.

Re: Rear Extension to Dormer – Misleading

This could imply that a Rear Dormer already exists when in fact it does not.

I have spoken to Mrs Chapman at Planning and she informs me that the wording is to be amended and re advertised. I hope it now makes clear that it is a new Rear Dormer and not an extension to an existing one.

My objections are:

Rear dormer

- a. I believe it will have an adverse affect on the character of the Pagham Beach Estate which is for Single Storey Dwellings only. (I do understand that there is already an upstairs and front dormer in this property, which in itself is an anomaly).
- b. If passed, it could set a precedent and the flood gates would be opened for roof extensions in other properties, thereby changing the whole appearance of this unique location.
- c. It would overlook Nos. 2b and 2c Well Road, thereby invading their privacy.
- d. In my opinion, the whole Roof Extension looks far too large and out of proportion for the existing property.

Roof Materials

I am perplexed as to why this is to be of copper and not the usual tiles as used on new and other updated properties in the vicinity.

I feel this would not be in keeping with other nearby properties and stand out like a 'Sore Thumb'.

Cont/d.....

New Rear Boundary Wall

I object. How can a wall be built on land that does not belong to this property?

This wall appears to follow the same line as the recently constructed fence. (Subject of a Planning Appeal)

I enclose a copy of Land Registry No. SX6106 for 2 Lagoon Road dated 1st Sept 2013. The Plan submitted by the Applicant differs to the above and shows the rear boundary moved to encompass land immediately adjoining Well Road. I know that railway carriages have been demolished and new bungalows built over the years but no new rear boundary for No 2 Lagoon Road appears to have been registered.

Whilst perusing the previous fence Planning Application, I noticed that the Boundary Plan submitted was for Land Registry No WSX 304530, which is for 11 Well Road and not 2 Lagoon Road. Was this re-submitted for this current Planning Application? I am very confused

I have spoken to Pagham Beach Holdings Ltd who informed me that this annexed strip of land is owned by them and is subject to an ongoing legal dispute.

I would have no objection to a wall being erected along the original rear boundary line as per the Land Registry No SX6106.

Leaving a strip of land between the road and the new boundary wall would be more pleasing and nature friendly.

New Garage

If the Applicant does not own the land adjoining Well Road, would it therefore mean that the garage would have no legal Access from Well Road?

Yours faithfully



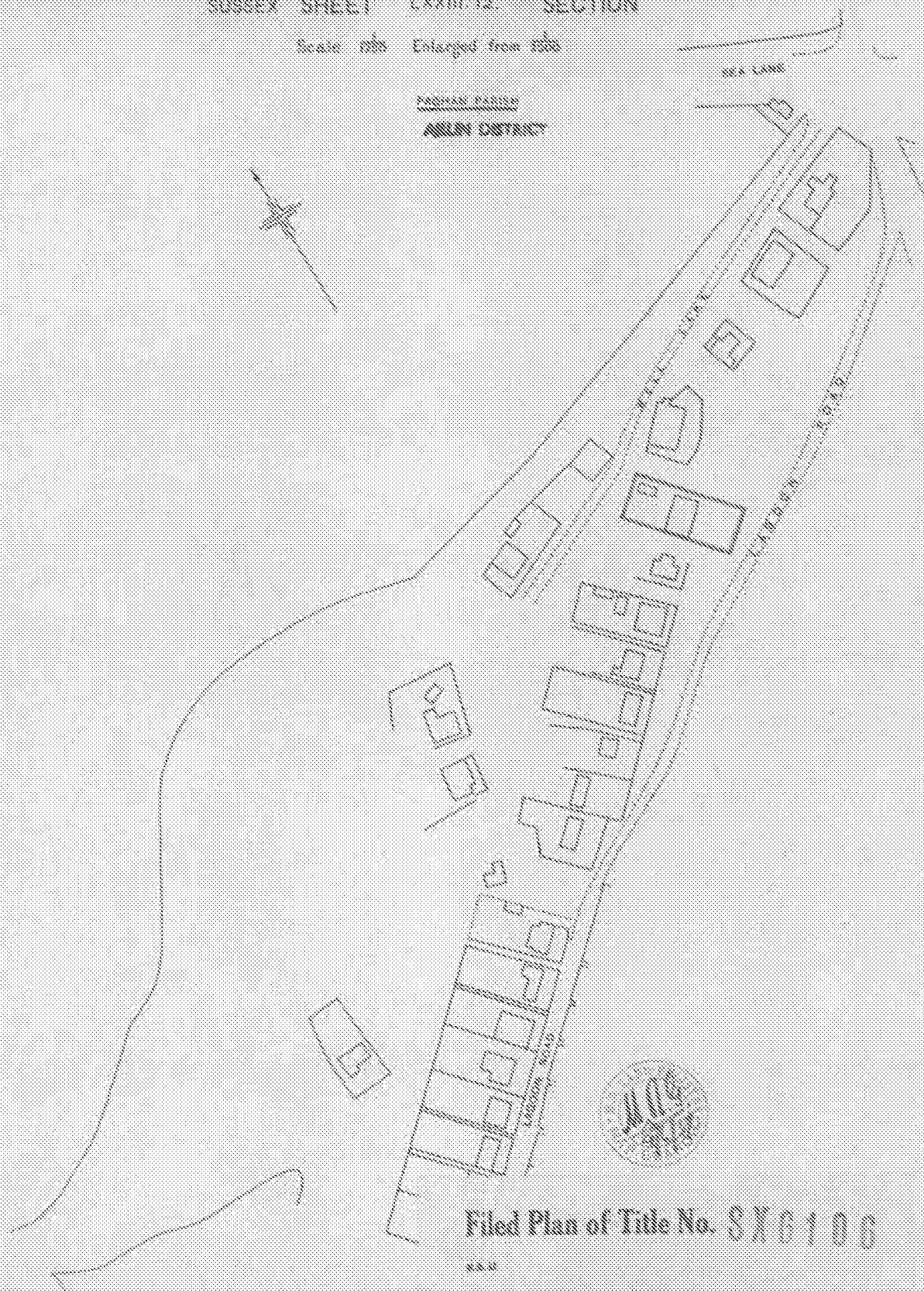
Mrs C Mitchell

H.M. LAND REGISTRY GENERAL MAP

SUSSEX SHEET LXXIII. 12. SECTION

Scale 1888 Enlarged from 1888

PAGHAM PARISH
AHLIN DISTRICT



Filed Plan of Title No. SX6106

22.2

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