

30 SEP 2013

RECEIVED

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

Planning Dept
Arun District Council

20th Sept. 2013

Dear Mrs Chapman

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

I wish to object to the above Planning Application.

Rear dormer

There is no existing Dormer Window to the rear of this property, only one to the front. Building a new Rear Dormer fronting Well Road, would infringe on the privacy of Nos. 2b & 2c Well Road.

Roof Lights in the adjacent property, No.4 Lagoon Road were rejected by the Planning Dept. This new Dormer would obtrude even more.

Pagham P.C. Village Design Statement seeks to restrict Roof Development in this Area and other building plans have been refused on account of windows in the roof.

Pagham Beach Estate is designated as an 'Area of Special Character', the guidance being that there should be more rigorous control over new development. I feel that if this proposed New Rear Dormer were to be permitted, the local Planning would find it difficult to resist similar proposals in this area. The cumulative effect of which would adversely affect the character of this area. I feel a stand should be made.

The Pagham Parish Council say that "this property has a Significant Historical background and it is the intention of the Pagham Neighbourhood Plan Steering Group to nominate this property for inclusion in its listings of Structures of Character." Surely, the adding of modern extensions alters the appearance of this building and consequently it loses some of the original character.

"The character of the Pagham Beach Estate derives from the distinctive scale and height of the residential buildings, being of single storey with no accommodation in the roof". This original property is a 'one off' but I feel that it still shouldn't be allowed to flout the ethos of the Estate by constructing another Dormer in the roof.

Cont/d.....

New Rear Boundary Wall

The height and proposed materials to be used doesn't appear to have been mentioned.

I have objected previously to the fence and will do so again to this wall which appears to follow the same line. The fence is erected on a parcel of land taken from the roadside which doesn't belong to the applicant. I am disabled and this fence adjacent to the road restricts the access to my drive. A wall replacement would cause the same restriction on my access.

Trees and shrubs were dug up by the applicant, thereby removing the natural habitat of resident birds and small mammals. These roadside verges are an important natural feature of the Estate and should be left undisturbed.

I enclose for your perusal an area plan submitted by 4 Lagoon Road in his Planning Application, as you can see, the boundary of No.2 differs from the one submitted by this applicant. No.2 has now moved his unregistered boundary to the edge of Well Road.

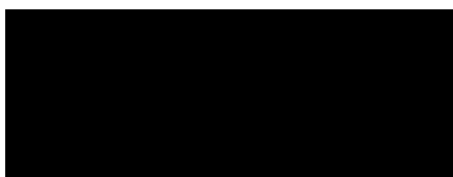
The proposed wall is to be built on land immediately adjoining Well Road which is owned by Pagham Beach Holdings Ltd and is subject to an ongoing legal dispute.

I would like to point out that 2c is my home, bought for my retirement and is not a holiday home. I moved here on the edge of the Nature Reserve for its greenery and the rural aspect, together with the wildlife. My rural outlook has been removed by Nos. 2 and 4 Lagoon Road. My outlook now is onto a large cathedral shaped building and a high wooden fence.

I thought that this 'Area of Special Character' 'protected the amenities of adjoining residential properties and was to preserve the single storey nature of buildings'.

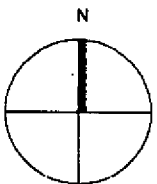
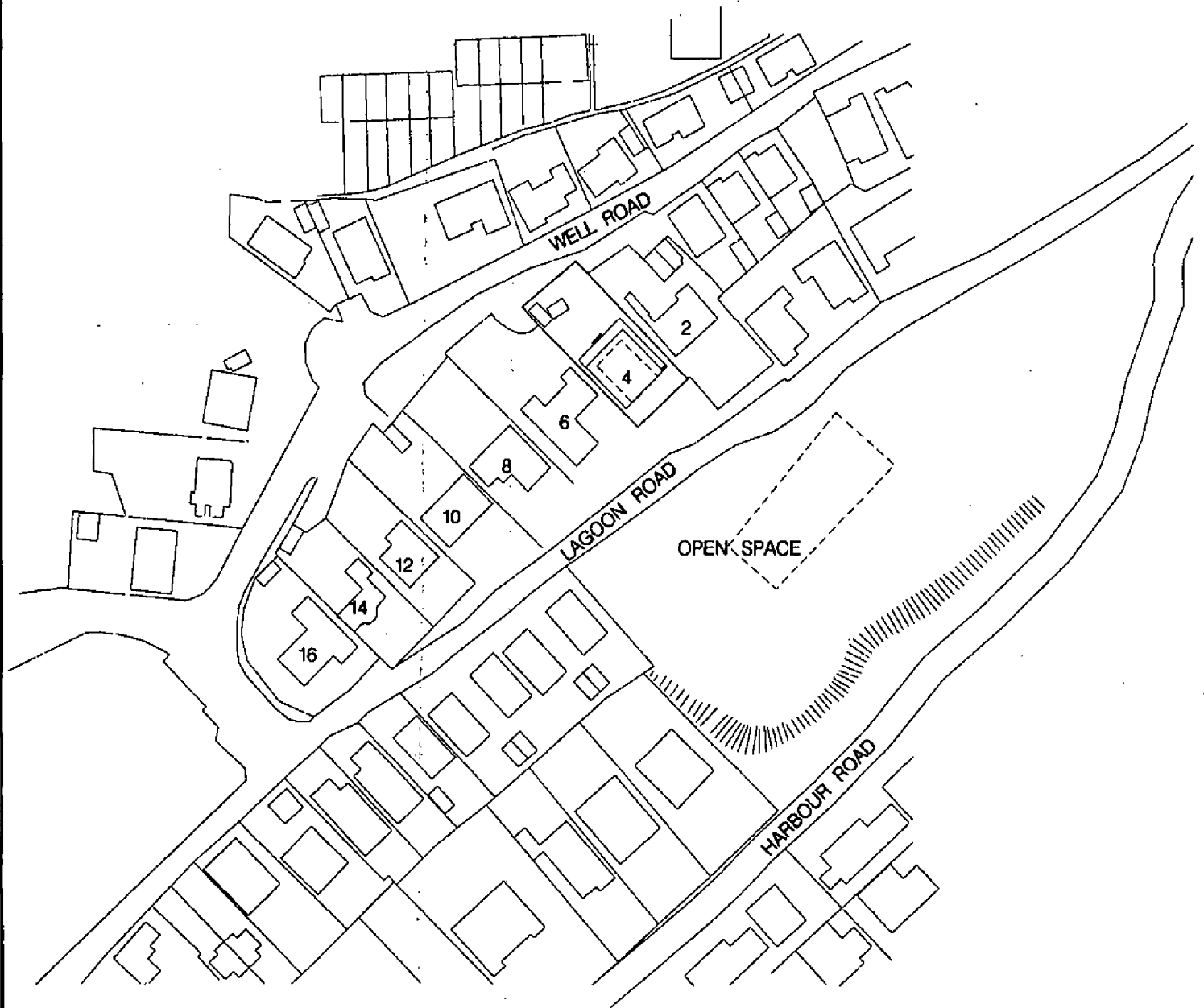
Yours sincerely

Joyce McKee



Ps. I take offence to the Comments by pro correspondent, 8 Lagoon Road "that this development will improve the ramshackle and horrendous closely built up appearance of Well Road". Perhaps if neighbouring residents of Lagoon Road stopped dumping their rusty vans, old fence panels and garden rubbish over their fence/walls into Well Road, it might look less 'ramshackle'!!

Copy to Pagham Parish Council



DAVID MEDAS • ARCHITECT •		
PROJECT	NEW HOUSE AT 4 LAGOON ROAD PAGHAM, WEST SUSSEX	
TITLE	SITE LOCATION PLAN	
DATE	MAR 08	SCALE 1:1250
DRAWING	PL02	REV —