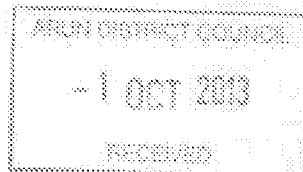


Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT



Our Ref: JAH/SH

30th September 2013

Ms. J. Chapman,
For Head of Planning & Housing Strategy,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

Dear Madam,

re. Town & Country Planning Act 1990

Application ref: P/74/13 - 2 Lagoon Road, Pagham

Extension to rear dormer, new conservatory, new rear wall and detached garage

I refer to the above Application, which I have viewed on the District Council's website, and as owner of land adjoining the Application site, wish to object to these proposals in the strongest possible terms. One of the block plans provided with the Application based on a Land Registry plan timed at 24th August 2011, has outlined no.9 Well Road in the same colouring as the Application site, although faint, and this should be clarified.

The Application proposes a number of elements to which the Company objects:

Rear extension to dormer:

The property is situated on the Pagham Beach estate which is limited by Planning Policy to single-storey development. The existing first floor that has been erected to this property is contrary to this Planning policy, and no further first floor extensions should be permitted. The rear dormer proposed will cause considerable overlooking to bungalows in Well Road and is un-neighbourly. For the foregoing reason therefore this element of the Application should be Refused, or the applicant invited to withdraw this proposal.

New rear wall:

The District Council considered an Application to retain a fence that has been erected at the rear of this property under ADC Planning Ref: P/91/12 and this was Refused on 29th January 2013. The applicant referred this Refusal to Appeal, and a decision from the Planning Inspectorate is awaited. Any decision on this element of the Application is therefore premature, and could conflict with an earlier decision by the Planning Authority.

The position of the fence/hoarding that has been Refused, and the new wall, which is now proposed, are both situated on land outside the applicant's ownership or control and are in fact on land in the Company's ownership. The Company has received no Notification of this Application proposal from the applicant and therefore the Application must be considered invalid. The Company previously objected to this proposal and I enclose a copy of the Company's letter of Objection of 24th December 2012 to Application Ref: P/91/12. The Company has similarly objected to this element of this present Application, by e-mail to the Case Officer, and I also enclose a hard copy of my e-mail of 13th September 2013, together with the attachments referred to.

The Company strongly objects to this proposal.

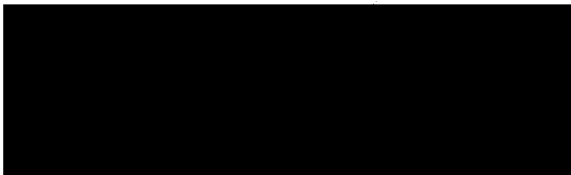
New detached garage:

The details submitted by the applicant in relation to this element of the proposal are conflicting and misleading. The Plans submitted imply a single garage extension to an existing single garage, whereas elevation Drawings submitted imply the erection of a new double garage. The Application proposal does not define the vehicular access to this garage, presumably from Well Road, and does not define the position of gates, which again may be on land that is outside the ownership and control of the applicant.

For the foregoing reasons therefore the Planning Authority is surely not in a position to give any decision upon this element of the Application.

As previously advised, it is considered that this Application is premature and ill-conceived, and should, it is suggested, be returned to the applicant as invalid. If the Planning Authority is minded to give a decision upon this Application as currently presented it must surely be Refused, which is a decision that the Company would welcome.

I would be grateful to be advised the Planning Authority's decision upon this Application, when it is known.



J.A. Higham MRICS
Secretary

cc. Clerk, Pagham Parish Council
Chairman, Pagham Beach Residents Association

paghambeach@gmail.com

From: [REDACTED]
Date: 13 September 2013 15:27
To: "Mrs J Chapman" <planning@arun.gov.uk>
Cc: <Paul.Bowley@arun.gov.uk>; "Braby Chris" [REDACTED]
Attach: 13091301.PDF
Subject: 2 Lagoon Road, Pagham

Dear Mrs., Chapman,

Thank you for your e-mail of 9th September concerning this site.

With regard to Application ref: P/91/12, as I informed you in December 2012, the hoarding/fence erected by the applicant on the Well Road frontage is on land in the Company's ownership, despite the claims on the Certificate A submitted. I attach a copy of Title Plan SX6106 for the subject property, together with the Company's 1:500 site plan, which superimposes the extent of the curtilage on a modern OS extract to illustrate the extent of encroachment that has occurred around this site. This encroachment is currently in the hands of the Company's solicitor, and the applicant has been informed that if the Inspector upholds the District Council's Decision Refusing the retention of the hoarding/fence, the Company will obtain a Court Order to allow it to remove the fence and recover its costs.

The new application ref: P/74/13 outlines land in red that is not in the applicant's ownership and needless to say the Company has not received Notice of the application from Mr. Grace. The application must therefore be considered invalid.

This new application proposes the replacement the hoarding/fence on the Well Road frontage with a wall (height and other details not provided). The District Council Refused the retention of this hoarding under application ref: P/91/12 which is the subject of an Appeal, the Decision of which is still awaited. In these circumstances, the inclusion of this topic within the present application is surely a waste of the Planning Officer's time and for these reasons I would urge that this application be returned as invalid. I have received a number of phone calls from surrounding residents all of whom are aggrieved about this application. I have asked them all to object to the proposal but if the application can be returned as invalid and the applicant warned to comply with legislation relating to land ownership when submitting a Planning application, this would be greatly appreciated.

Regards

Tony Higham

J.A. Higham MRICS
Secretary

Pagham Beach (Holdings) Ltd
Registered in England No. 630261
Registered office
Woodlands Cottage, Normandy, Guildford, Surrey
GU3 2HT

Tel: 01252 345958
E-mail: paghambeach@gmail.com

13/09/2013

H.M. LAND REGISTRY GENERAL MAP

SUSSEX SHEET LXXIII. 12. SECTION

Scale 1750 Enlarged from 1000

PADHAM PARISH

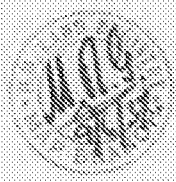
ARLEN DISTRICT

SEA LANE

WILL LANE

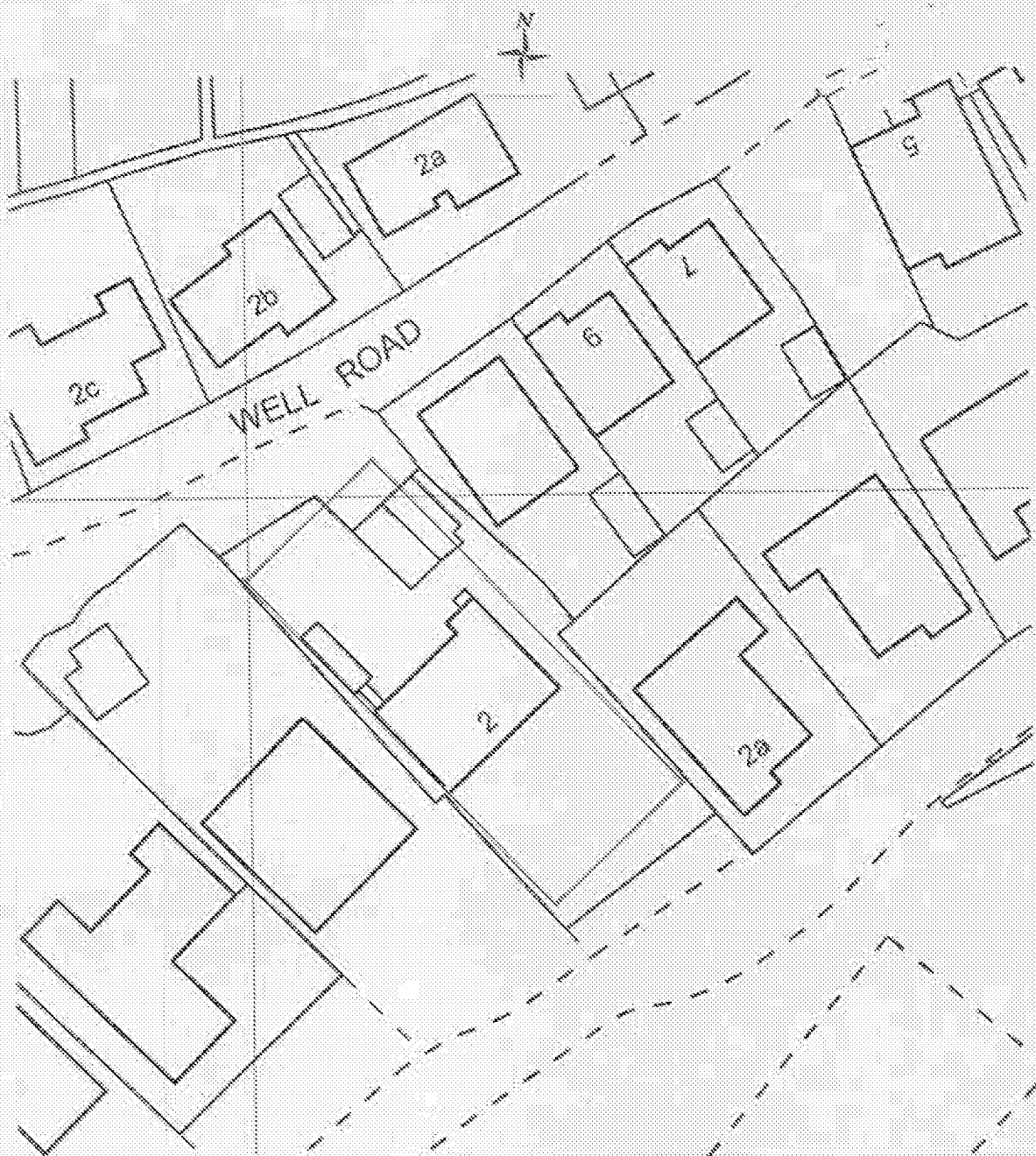
LAUDON ROAD

LAUDON ROAD



Filed Plan of Title No. SX 6106

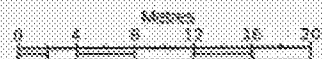
SX 2



Produced 23 Jan 2013 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



2 Lagoon Road
Pagham
Bognor Regis, Sussex.

Pagham Beach (Holdings) Ltd
Woodlands Cottage,
Normandy,
Surrey GU3 2HT

Site Plan
Scale: 1:500
Jan 2013



Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford
Surrey
GU3 2HT

Our Ref: JAH/SH

24th December 2012

Mrs. J. Chapman,
For Head of Planning & Housing Strategy,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

Dear Mrs. Chapman,

re. **Town & Country Planning Act 1990**

Application ref: P/91/12

2 Lagoon Road, Pagham – Retention of fence at rear of property

I refer to our telephone conversation 21st December concerning the above Application, recently registered and displayed on the District Council's Planning website. You inform me that the Applicant has completed Certificate A as owner of the Application Site, which is not clear from the website, and I must inform you that this information provided by the Applicant is incorrect as the fence in question has been erected on land in the Company's ownership and this encroachment is currently in the hands of the Applicant's solicitor, Stone Rowe Brewer LLP.

I enclose as promised a copy of the Company's letter dated 9th March 2012 to the Applicant's solicitor with its enclosures, which I trust is self explanatory. I also enclose a copy of the Company's further letter to SRB dated 30th April 2012, again with enclosures. I also enclose a copy of a recent Land Registry Search showing the true extent of the application site.

You will note that the Company has required that this fence on the Well Road frontage be removed, which unfortunately, as yet, has been ignored by Mr. Grace. Residents on the north side of Well Road have also complained to the Company and requested the removal of the fence, which seriously restricts the carriageway width of Well Road such that they are unable to access their drives/garages. The Company has received complaints from the District Council's refuse collection contractor, also concerned about the reduced width of Well Road, which prejudices the safety of access by their HGV collection vehicles.

I confirm that the Company, as owner of the land upon which the fence has been erected, has not received Notice of the Application from the applicant, and I therefore believe the present Application to be invalid.

In the circumstances I must ask that the Local Authority require that this Application be correctly presented in order that the Officers and Members of the District Council are aware that the fence is not erected on land in the Applicant's ownership. Furthermore, the Company as owner of the land in question, strongly objects to the Application proposal, and would ask that the Planning Authority Refuse this Application and require the fence to be removed.

I would be grateful for the Planning Authority's support in this matter. Should you require further information, please do not hesitate to contact me.

Yours sincerely,

J.A. Higham MRICS
Secretary