



Pagham Parish Council
Mr C C Braby
Village Hall
Pagham Road, Pagham
West Sussex
PO21 4NJ

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWQC3907
Our Ref: P/81/14/HH
Please ask for:
Mrs J Chapman

22nd September 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Wooden shed/garage at front of property.
Roselawn Seftor Road Bognor Regis

Thank you for your internet comments made on 19th September 2014 which has been recorded as 'an objection' with the comments as follows:

Members of Pagham Parish Council were apprised of the development background of this property, where hitherto original garage provision had been the subject of conversion to separate "annexe" accommodation. The property had recently been refurbished and offered for sale. It appears, however, that there had been no reinstatement of the original garage and the current proposal would appear to seek to remedy that situation. In principle members were opposed to development in front gardens, particularly where character and streetscape of a location were of special value. The new ADC Local Plan reflects the similar concerns and commitments of the Planning Authority (Feb.2014 version)...Chapter 13 Design ..."13.3.24 Front garden amenity space...should reflect the character of other garden amenity spaces in the area and be designed in accordance with the 'Aspects of Form and Design Quality' policy"...13.4.4..."should respond to an analysis of the specific site...and the distinctiveness of the wider setting...reflect the style of the existing building"...13.4.5 "make a positive contribution to the locality"...13.4.6..."Development by virtue of design would be detrimental to the built environment, amenity or character will not be permitted".

*Pagham Village Design Statement 2007 - page 19
Development Criteria*

- 1. Small scale, height and design sympathetic to area.*
- 3. Respect style and open character of the area.*

Members were concerned that such a development could promote similar applications by virtue of precedent. It was noted that the existing frontage comprised of high double gates and tall hedging. Some disparity in relative hedge and proposed building heights appeared to indicate that perhaps part or all of the structure might be found to benefit from roadside frontage screening.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published

PCrep

you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL ROBERTS', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration