

Mr and Mrs L A Colwell
15 Abbotsbury
Pagham
Bognor Regis
PO21 4RX

Your Ref: OWPC6982
Our Ref: P/86/15/PL 11-08-2015
Please ask for:
Mr S Davis

21st September 2015

Dear Sir/Madam

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

1 No. 2 bedroom semi-detached bungalow
11 Abbotsbury Pagham

Thank you for your internet representation made on 18th September 2015 which has been recorded as '**an objection**' with the comments as follows:

In connection with the above planning application, we have examined the plans and we wish to object strongly to the proposals.

We wish to make the following comments, you will see we live immediately adjacent to the site in question.

We purchased our home in 1993 the reasons for purchasing our home included predominantly the open-plan feel of the estate and the facts that our bungalow has plenty of space around it and we are not over-shadowed or overlooked. If the proposal were to go ahead it would have a negative impact on all the aforementioned points.

Due to the proposed dwelling being built in the rear garden of the current property, it will block a considerable amount of daylight from primary living quarters at the rear of the bungalow, our mature back garden, and our bathroom. Our Right of Light is protected under the Prescription Act 1832, having received over the minimum 20 years enjoyment of unobstructed daylight.

The proposed construction would have a negative impact on the visual enjoyment of our home. Due to the size and height it would be visually intrusive and overbearing on our property when viewed from our garden and primary living quarters, thereby being detrimental to our enjoyment of our home, garden, the light, views and space around us.

The proposed new dwelling would be less than 5 metres from our property. We believe that potentially having another family in such close proximity to our home will be detrimental to our standard of living. We made our home here as this is a quiet area, if the proposal were to go ahead we are concerned that we would then have four homes/families adjacent to our property. This would have a negative impact on the enjoyment of our home due to the noise and loss of privacy.

We are concerned that if, in the future, a roof or loft conversion may be added, this would overlook our rear garden and our rear living quarters.

In regard to the proposed driveway which would run alongside our own, we are concerned of the consequences on our privacy as we have primary living quarters at the front of our home.

There is the added potential of additional noise disturbance from neighbours' vehicles in the driveway.

The additional vehicles will be visually intrusive when viewed from our front living quarters and will have a negative impact on our views of our surrounding open-plan neighbourhood.

We are concerned if a driveway were to be laid beside ours whether there may in the future be plans to build a garage. This would reduce daylight in our front living quarters as well as being visually intrusive and thus reducing our enjoyment of our home.

The plans state no crossover required, whereas this would actually be a requirement in Abbotsbury.

The proposal would constitute an unsatisfactory form of development in amongst this open-plan neighbourhood.

The proposed new building will look unsightly and 'squeezed in' amongst neighbouring properties.

We are concerned that this would set a precedent and numerous new homes may be built thereby altering the open-plan character of the neighbourhood, leading to over-development of the area.

The plans state no trees or hedges on the development site; there is a large, mature Palm Tree together with a Pear Tree.

On reviewing the Biodiversity Checklist it is recorded that the site has not been checked for bats. We regularly see bats around our property and neighbouring properties. Please can this check be carried out, bats and their roosting environment are protected under UK law and this is of concern. Bats may well roost within the crevices of the mature Palm Tree on the property, not forgetting within any crevice and/or fascia within the buildings deemed to be demolished.

By way of note, the applicant made no attempt to contact us to discuss these proposals before submission to ADC.

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 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

Karl Roberts
Director Planning & Economic Regeneration