

WELLS MACKERETH

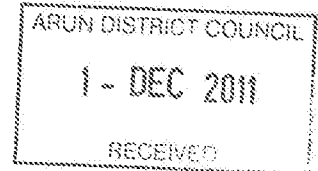
ARCHITECTS
56 SHEPHERD STREET
MAYFAIR
LONDON W1J 7HP

PBRA / JW
30 November 2011

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton

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Dear Sirs

Planning Application ref: P/07/11
New House at 52 East Front Road, Pagham
Letter of Objection

In my position as Committee member of the Pagham Beach Residents Association delegated to consider planning matters I write to comment on the above application.

1. **The extension to the house lies ~~on~~ on the boundary to the adjoining property,** where development on adjacent sites on the Beach Estate usually allows approximately 1m clearance from the boundary to avoid shading and overcroding as well as allowing the property to be maintained from the owners land
2. **The extension is a two storey construction whereas the Village Design Statement prescribes a single storey limit on development.** Although this ~~is~~ ~~is~~ requirement has been transgressed in the past this is damaging to the Estate and should be resisted at all costs.
3. **The 'undercroft' below the extension implies a dangerous and potentially damaging construction sequence.** The angle of repose of the beach shingle is typically 30° so the excavation to form this would inevitably cause the collapse of surrounding structures.

Please call either me if you wish to discuss anything further.

yours sincerely

James Wells

Encs

Cc: Tony Higham - Pagham Beach Holdings Ltd