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Mr & Mrs J Holland
54 East Front Road
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West Sussex
PO21 4ST

21 February 2012

P/87/11/

Your Ref:

Our Ref: COM/297/11/I-NA/SDB

Please ask for:
Nikolas Antoniou
Head of Development Control
Direct Dial: 01903 737799

Mr & Mrs Holland,

Complaint in Respect of 52 East Front Road, Pagham

Thank you for your email of the 10th February 2012 regarding the Council's decisions upon planning applications P/47/11 and in particular the latter P/87/11. You have raised various points in your correspondence which I shall endeavour to address below.

Your email firstly raises concerns in respect of the impact of the development upon the area of special character; the proposed extension is one that reflects the traditional design and shallow pitch roofs of properties within the locality, which are now varied in appearance. It was therefore considered that the scale together with the design of the extension respects the wider locality.

The Site of Special Scientific Interest (SSSI) is a consideration, however the proposed development would not impact upon this as the development is to take place entirely within the residential site and not within the SSSI. A condition was attached to the planning approval which restricts any storage of materials/machinery associated within the development on this site.

You have also raised concerns in respect of the precedent being set by the works which include a subterranean cellar and the structural implications of this part of the approved works. A precedent has not been set as any planning application will be considered on its own merits. With regard to structural issues this is a building control and not a planning matter.

Reference is made to the case officer's procedures and the fact you do not believe that your concerns and relevant policy have been fully addressed, specifically in respect of the Local Plan Policies and that of PPS25 which relates to 'Development and Flood Risk'. The latter relates to the development as the property is located within a designated flood zone and as such the Environment Agency was consulted on the application. The Environment Agency raised no objection to the proposal and only referred to their standing advice regarding residential extensions. Given that the Environment Agency is the Authority responsible for flooding issues the Council is advised about the impact of development through the comments received from the Environment Agency.

As you are aware, this application was formally considered by the Development Control Committee at their meeting held on the 4th January 2012. Following a discussion regarding the merits of the application, the Committee voted in favour of a post committee site visit for members to consider the application. This site visit was carried out and the issues which had been raised by yourself and other objectors together with the relevant planning policies were discussed. The result of the site visit was that the Committee Members returned to the next Planning Committee of the 29th January 2012 with a recommendation to approve the application.

It is considered that all the issues raised and relevant planning policies were considered through the processing of the planning application. The planning application was decided by the elected Members of the Development Control Committee and they deferred making their decision until carrying out a site visit. The decision of the Council was therefore based upon a thorough process.

I am aware you will be disappointed by this response but trust you are reassured that all factors were taken into consideration in the recommendation of the report and that the Members took a thorough approach in making their decision.

Yours sincerely,



Nikolas Antoniou MRTPI
Head of Development Control