

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

Your Ref: 000011920
Our Ref: P/87/11/
Please ask for:
Mr P Cleveland

29th November 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Single storey extensions to residential property - Resubmission following planning application P/47/11.

52 East Front Road Pagham

Thank you for your internet representation made on 29th November 2011 which has been recorded as **an objection** with the comments as follows:

Objection ☐

Members noted that the submission before them included various amendments to the previous application, (P/47/11/), in order to address those features which had been subject to objection (hence refusal of consent). These were matters relating to height and bulk of the proposed development, subservience of the garden extension, and amendments to fenestration, (most particularly, roof lights). These were felt to be positive changes, and were duly commended.. ☐

Members noted also the submitted plan comparisons with nearby dwellings in respect of height, but were also aware that the overall footprint as proposed in relation to plot curtilage is significantly greater than the average in East Front Road. ☐

Of greatest concern, however, was the feature of this proposal which has been the subject of consistent objection by the Parish Council; which is the basement or undercroft component of the dwelling. Whether likely to be controlled by conditions in respect of construction and use, it was nevertheless felt to provide a worrying precedent which could lead to a range of irregular developments on the Area of Special Character, (ASC). ☐

This has been the subject of wide ranging and very detailed building and environmental control policies since 1975. Viz: Design Guide/ERA/(HSG/DBE), ASC Area 1 (SPE/SPD) and the Village Design Statement. ☐

The significant contour rise from East Front Road to the backshore crest from 3.8 AOD to 6.1 AOD dictates that the undercroft will be the subject of very substantial excavation, raising concerns in respect of ground stability and effects upon adjacent buildings. In this respect the Parish Council is aware of concerns of the Residents Association and the major landowner, Pagham Beach Holdings Ltd. ☐

Having regard to the comparative narrowness of the vegetated (SSSI) backshore at this location, it was felt that potential overtopping in the event of storm-surge, would seriously prejudice both the proposed dwelling, and ground stability adjacent. ☐

As the proposal was still felt to be regarded locally as contentious, members resolved therefore to register objection in order that this feature could be examined by the ADC Development Control Committee ☐

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

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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 may 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
Assistant Director Planning Services & Housing Strategy