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Your Ref:

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 comments made on 29th November 2011 and recorded 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

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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 any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL ROBERTS', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy