



Pagham Parish Council
Ms Sandra Thompson
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Your Ref: OWQC3994
Our Ref: P/92/14/HH
Please ask for:
Mrs J Chapman

6th October 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Detached double garage in front garden
27 Sea Lane Pagham

Thank you for your internet comments made on 6th October 2014 which has been recorded as 'an objection' with the comments as follows:

Members of Pagham Parish Council expressed concern at the prospect of possible precedent being established in respect of significant development in a front garden, particularly where the relatively deep frontage along Sea Lane were a contributory factor to the open character of the established streetscape.

It was noted that an unauthorised front garden development (large timber shed) some 90 yards distant had been subject of enforcement action less than 2 years previously.

Unfortunately the construction of a roadside brick wall which might have been argued to provide screening at this address (27 Sea Lane) currently appears to be the subject of planning dispute and, in itself, is thus unlikely to receive consent (ref: recent Arun District Council letter).

Members felt that, without prejudice, there was no other option but to register an objection to the proposal put before them.

POLICY BACKGROUND

Arun District Council Local Plan 2014

...Chapter 13 Design... "13.3.24 Front garden amenity space...should reflect the character of other garden amenity spaces in the area and be designed in accordance with the 'Aspects of Form and Design Quality' policy...13.4.4..."should respond to an analysis of the specific site...and the distinctiveness of the wider setting...reflect the style of the existing building"...13.4.5"make a positive contribution to the locality"...13.4.6..."Development by virtue of design would be detrimental to the built environment, amenity or character will not be permitted".

PAGHAM VILLAGE DESIGN STATEMENT 2007

Page 9 Southern Pagham

Development Criteria

(2) Significantly obtrusive enclosure of frontages should not be permitted

(4) Frontage treatment and streetscape materials should be consistent.

Informative (b) ... "Sea Lane north east side is generally composed of older chalet style homes, deeper frontages, with walled, mature gardens.

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

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a long horizontal flourish extending to the left.

Karl Roberts
Assistant Director Planning & Economic Regeneration