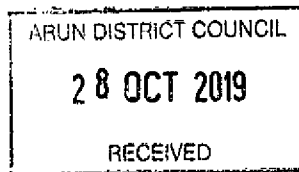
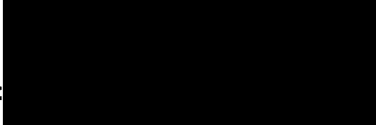


Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT



e-mail: 

Our Ref: JAH/SH

25th October 2019

Chief Planning Officer
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

By post and e-mail

Dear Sir,

re. Town & Country Planning Act 1990 (as amended)
Application ref: P/94/19/HH - 28 Harbour Road, Pagham
Proposed single-storey extension

I refer to the above undated Application that I have viewed on the District Council's website, and as an adjoining owner would make the following comments.

No Design Statement or other information concerning this Application is provided by the Applicant or their agent and it is assumed that no additional information has been given.

However, the District Council's records should show that the property has been the subject of Enforcement Action in the recent past, with car breaking and open storage being undertaken at the premises and before any decision is made on this Application I would assume that the Planning Authority should seek information from the Applicant that the serious contamination of the ground conditions adjacent to the existing bungalow have been investigated and that contaminants have been removed. The contamination will have been caused by engine oil and other associated fluids, battery acid, hydraulic and other fluids and asbestos containing materials (brake pads etc).

The building has not been used for its correct residential use for many years and local residents would also wish the Planning Authority to seek assurances from the Applicant that it is intended to return the building solely to residential use, with no continuation of car breaking and selling activities, excessive parking and storage of vehicles on the site.

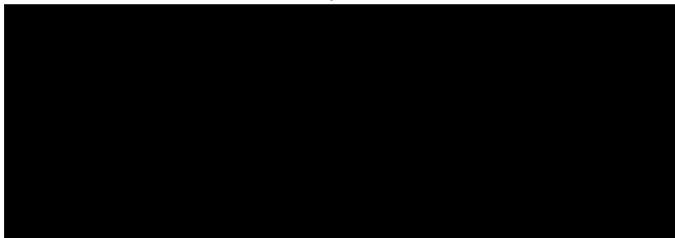
The Application Drawings include a Block Plan with the extent of the Application Site outlined in red. However, apart from defining the footprint of the original bungalow and the footprint of the extension no other information is provided on the proposed means of access to the site both pedestrian and vehicular and this should surely be provided. Please note that the subject property has frontage to Harbour Road and there are existing gates, which at present provide access. Are these proposed to be retained? There is also an unauthorised access from Lagoon Road to the rear boundary of the site, which had previous extensive vehicle storage etc. Is this access to be closed?

Although a Ground Floor Plan - As Existing is provided there is no Ground Floor Plan – As Proposed that shows the entire footprint of the bungalow and this should be requested. It would appear that the bungalow will be extended to accommodate 4 bedrooms, 3 bathrooms, reception room/kitchen/utility. The proposed layout shows windows to habitable rooms on the flank elevations of the bungalow which will surely result in overlooking of adjoining dwellings, which should not be permitted. The entrance to the bungalow is not clear and this should be defined; although a new entrance is shown on the Floor Plan it is not shown on the Elevations as Proposed, nor is the one into the utility. Amended and clarified Drawings should be provided.

No on-site parking is shown, and this information should be requested, and it should be established that at least two cars can park on-site and be able to turn and exit the site in a forward direction. Reversing onto Harbour Road should not be permitted.

I trust the above information is in sufficient detail for your purposes and should be grateful to be advised the District Council's Decision on this Application when it is known.

Yours faithfully,



Secretary

cc Clerk Pagham Parish Council