

Alistair Wickland
White Cottage
West Walberton Lane
Walberton
BN18 0QS

Your Ref: OWPC18496
Our Ref: WA/26/18/OUT 22-03-2018
Please ask for:
Mr J Baeza

30th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 6 No detached houses with detached garages. This application is a Departure from the Development Plan.

Former Lanes End House Adjacent to West Walberton Lane & Arundel Lane Walberton

Thank you for your internet representation made on 29th May 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. It would appear that not all of the proposed site lies within the 2017 Walberton Neighbourhood Development Plan. The four houses in a row to the south of the site appear to fall outside of the development plan area.*
- 2. It is noted that the outline application is all matters reserved but it is worth mentioning that Units 1 and 2 in particular are very close to the neighbouring boundaries.*
- 3. Given the location of Units 1 and 2, overlooking will be a major concern especially when the proposals state that the houses will be three storey.*
- 4. The proposed houses given their height, size and area will be very dominating and uncharacteristic of the general area.*
- 5. The plot sizes are unlikely to be quite as large as suggested in the supporting statement given the area required for circulation and access. Units 1 and 2 in particular seem to have very small plots relative to the size of the house.*
- 6. The development would set a precedent for development of gardens in West Walberton Lane*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information

that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning