

Mr & Mrs Grainger
Grace Cottage
Copse Lane
Walberton
Westy Sussex
BN18 0QH

Your Ref: OWPC16491
Our Ref: WA/75/17/PL 12-10-2017
Please ask for:
Ross Leal

5th December 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.

Land adjacent to Sunny Corner Copse Lane Walberton

Thank you for your internet representation made on 4th December 2017 which has been recorded as '**an objection**' with the comments as follows:

I am NOT objecting to the development in principal but to the lack of consideration to the disruption in quality of life and privacy that the design and location of this development will produce.

The development is compressed into the South East corner of the plot bringing it into close contact with existing properties. It should be sited further North West to create a separation zone.

The design of the houses, although acceptable in isolation, does not fit in with the houses in close proximity to them. All of which are "Chalet" style properties. This will result in a total loss of privacy and severe noise disruption to the adjacent houses. At least two of the proposed house have a clear line of site into the residential rooms and garden of Grace Cottage.

The creation of a pedestrian access path onto Copse Lane is disruptive, unnecessary and potentially dangerous. The proposed path will funnel the residents of the proposed development into a very narrow corridor which is directly alongside bedrooms and living spaces of the two properties either side. It will increase the footfall onto the junction of West Walberton Lane and Copse lane. This is a blind exit and is already dangerous to pedestrians. The proposed exit onto Copse Lane will disgorge pedestrians directly into the location of three, very busy, driveways. The Highways Agency have already said that the proposed vehicle exit is safe as a clear line of site is available onto West Walberton Lane. I feel that this development, if granted, will set a precedent for the houses on West Walberton Lane which will be difficult to control.

I feel that the only considerations have been financial viability and planning consent and NOT to integrate with the local community.

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

Neil Crowther
Group Head of Planning