

Val Allison
WOODLAND
WEST WALBERTON LANE
BN18 0QS

Your Ref: OWPC21693
Our Ref: WA/7/19/RES 06-02-2019
Please ask for:
Stuart Corbey

13th March 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 No. dwellings & 6 No. detached garages.

Lanes End West Walberton Lane Walberton

Thank you for your internet representation made on 11th March 2019 which has been recorded as '**an objection**' with the comments as follows:

Bulk and Scale

The layout of the development particularly the four houses in the southern half of the plot is alien to the properties fronting the top end of West Walberton Lane.

Tree removal

The removal of trees on the common boundary is contrary to that expressed by Mr Terry in his communication of 27 June 2018 to the Planning Officer in which he said inter alia "It is our intention that all mature trees on the boundary of the property remain. We of course would be more than happy with the condition that the mature trees must be protected." We await the Local Planning Authority's response.

Natural Environment

The cutting down of the trees on the common boundary means the loss of the high perch used by the song thrush we have videoed on more than one summer visit and the nesting of birds. It is possible that loss of trees, bushes and vegetation will also have an effect on the egg laying habitat of the endangered stag beetle recorded on our garage in close proximity to the boundary. Planning policies and decisions should contribute to and enhance the natural local environment as outlined in Section 15 of the Ministry of Housing, Communities & Local Government National Planning Policy Framework.

Outlook

Our outlook will change from a rural scene with a two floor level family residence some 30 metres or more away to an estate of three floor level houses with the nearest property less than 2 metres from the boundary at ground level and less than that at the overhanging eaves level. Overbearing to the point of threatening.

Privacy

The windows shown in the roof of the nearest property will overlook our conservatory and bedrooms on the north west corner of our house. No doubt windows at second floor will do like wise and all windows on the east face will overlook our gardens.

Foul Sewage

When we first moved to Woodland in 1992 we were told that although a sewer pipe runs through Richmond House rear garden and through Lanes End and then down our driveway into the main sewer in West Walberton Lane Lanes End itself is not connected to mains drainage. The drainage from the new development will therefore have a significant

effect on the old foul drainage sewer system.

Noise

The layout of the development will have an adverse effect on surrounding properties as a consequence of the additional noise created by the increased number of occupants and others entering and leaving the plot compared with those at present using the driveway to and from the present single residence.

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. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. 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