



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st March 2022

Diana Miles
Bonhams,
Hoe Lane
PO228NP

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: Y/7/22/PL
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP
Description of works: Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows. This application is a Departure from the Development Plan and is in CIL zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 1st March 2022 which has been recorded as no objection with the comments as follows:

OWPC44752

Dear Mr Davies

We would like to raise a comment relating to application Y/7/22/PL. We raise this on the basis that we have discussed it already with the applicant (Victor Coutin) and he has accepted to resolve it - therefore this is not a formal complaint, but it is a representation as there is a large oversight within the application.

Until recently the applicant had owned the immediately adjacent land known as "Bonhams". He did however complete a sale of this land and house to myself and my husband on 14th December 2021. We have always been very aware of the plan to build 4 x houses and have a very specific covenant drafted about the 4 houses. We are happy that this application meets that covenant, with one major exception which is that we have not granted any right of access over our land to enable that development. At present the drainage plan currently shows a supporting drainage route for Surface Water and Foul cutting across the bottom of our Garden. This would not be feasible, and Victor has agreed to amend his drainage plan - which will mean it remains on his land until it reaches Hoe land and joins the existing outbound drainage under the road.

Whaleback (Architects) and Victor have said they are trying to get a new plan completed, but as yet we have not seen this. A new plan must be submitted before any approval or decision re this application is made. With the deadline of this initial consultation approaching, we need to make sure that you are aware of this error which essentially amounts to a misunderstanding of land ownership.

Finally, we have also discussed two "overlooking windows" with Victor - these are the two end windows that

are within the bedrooms of the house closest to the Bonhams boundary. While we are not 100% sure (because we cannot see exact positioning or scale in the rooms) we believe these do allow direct viewing into our garden and have asked that these be made higher within the bedroom to avoid this. We also appreciate that there is some distance between the house and our boundary , but would ask that you do look into these two windows.

Many Thanks
Diana and Colin Miles

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>