

S Binsted
9 Birch Close

Arundel
West Sussex
BN18 9HN

Your Ref: OWPC18273
Our Ref: AB/33/18/HH 26-03-2018
Please ask for:
Zac Denton

17th May 2018

Dear Sir/Madam

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

Extension of garage, replacement of conservatory, reordering & associated works
6 Birch Close Arundel

Thank you for your internet representation made on 16th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Our concerns are as follows:

The property in question is a 3 bedroomed bungalow currently inhabited by 5 adults (presumably 2 couples and 1 single).

Belonging to the above property are 1 motorcycle, 1 van and 3 cars.

Our 1st concern is parking. Birch Close is a small T shaped close with the bungalow in question half way up the 'I' part of the road. There are 5 other identical bungalows on this section of road. 9 identical bungalows in total.

The bungalow in question currently parks 2 vehicles on the driveway and the other cars are on the road. Taking into account 2 other vehicles belonging to residents parked on the road and The Highway Code which states that you must not park opposite or within 10m (32 ft) of a junction this takes up all the available space on the 'I' part of the Close. Parking on the other part of Birch Close without impeding driveways and maintaining the required distances from the junctions would be equally difficult.

The plans show that the residents of 6 Birch close wish to turn the existing garage into a double bedroom and then build a new garage to the front of the property. Our concerns are that a double bedroom could conceivably be filled with another 2 adults with another 2 cars and then parking and manoeuvrability would become difficult for all concerned as the road is not only short but narrow as well.

Our 2nd concern is that to build a garage almost to the front line of the property would change the appearance of the road as all the properties in Birch Close have identical set back garages.

All other extensions which have been added to properties in Birch Close have been built in the large rear gardens so as not to change the appearance of Birch Close and we believe that the proposed development would therefore be out of keeping with the character and appearance of the road and give rise to unacceptable detriment to visual amenity in conflict with policy GEN7 of the Arun District Local Plan, 2003 and policies D DM1, D DM4 and D SP1 in the Emerging Arun Local Plan 2011-2031 (Publication Version, October 2014)

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