

Dr G A Poland
22 Wyde Feld
Bognor Regis
PO21 3DH

Your Ref: OWPC20007
Our Ref: AW/210/18/HH 24-07-2018
Please ask for:
Samantha Allen

21st September 2018

Dear Sir/Madam

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

Front porch, entrance gate & piers.
1 Raycroft Close Bognor Regis

Thank you for your internet representation made on 20th September 2018 which has been recorded as '**an objection**' with the comments as follow s:

As one cannot cherry-pick parts of a Planning Application, although I have no objection to the porch, I wish to object to this planning application on the grounds that the proposed gate will destroy the open-planned nature of the original estate which consisted of the roads Chawkmare Coppice, Wyde Feld, Raycroft Close, Faresmead and Mauldmare Close.

In June 2015 the "Aldwick Parish Design Statement" was approved by Arun District Council.

In the section entitled Chawkmare Copice the following extracts were included:

Under the General Development Criteria we have a description of the whole of this designated area:

Open-plan aspects should be retained, avoiding front garden walls.

Under the specific Development Criteria which includes the proposed planning application it states:

The area is characteristic of an open-plan development with a feeling of spaciousness and scope. The style changed when Faresmead was built. Although it still retained the open-plan nature of the area, the house design changed to mainly 4 bedroom detached houses with a few linked by their attached garages. There is also a mix of 3 and 4 bedroom detached bungalows in the street. All have open-plan front gardens.

I cannot stress too strongly that, if approved, it will be the "thin end of wedge", as a precedent will have been set.

There are two further points that I would like to raise, the first is that of road safety because the gate will provide a blind spot for motorists travelling in either direction, as the house is on a corner. Secondly, I think that this structure will prove to be detrimental to the area and possibly lower the value of other properties in the area.

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