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9 Pinehurst Park,
Aldwick,
Bognor Regis,
West Sussex
PO21 3DL

Your Ref: OWPC19824
Our Ref: AW/211/18/HH 24-07-2018
Please ask for:
Samantha Allen

30th August 2018

Dear Sir/Madam

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

Demolition of existing detached garage and erection of chalet style detached garage and store.

12 Pinehurst Park Rose Green Aldwick

Thank you for your internet representation made on 29th August 2018 which has been recorded as '**an objection**' with the comments as follows:

I object for 2 reasons:

*1. The building would be 2-storey and entirely out of scale with its surroundings.
2 No details are given of the use, and it is hard to envisage a genuinely domestic use requiring storage space of this size. I am concerned because a substantial landscape business is already being run from No. 12. This is a business use in an otherwise wholly residential area and uses 5 vehicles in addition to domestic parking: a substantial trailer; 2 mid-size lorries; a pick-up and a van.*

All but the trailer are clearly marked with the business name, and on most occasions up to 4 are parked in the road, the lorries and trailer often containing the waste of the landscape business and always with tools on board.

This harms the residential character of the area in 2 ways: the number of vehicles alone puts unacceptable pressure on parking in an area with limited off-street provision as the adjoining terrace in Pinehurst Park and the terrace in Hewarts Lane have no such provision apart from in the garage court.

Second, the appearance of this number of commercial vehicles - particularly when filled with landscape waste - is wholly at odds with the residential character and appearance of the area.

In my view the Council should look to see if a change of use requiring planning permission has already taken place at No. 12 given the circumstances which I have described and the scale of the business as it is now.

In the absence of any information in the application I can only conclude that this is a proposal to consolidate and extend the existing business use and as such it should be refused.

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