

Ian Jefferies
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Craigweil
Bognor Regis
West Sussex
PO21 4DN

Your Ref: OWPC25637
Our Ref: AW/21/20/NMA 27-01-2020
Please ask for:
Amber Willard

5th February 2020

Dear Sir/Madam

Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Article 10

Non material amendment following the grant of AW/198/18/PL for the construction of cupboard in garage.

Land between 8 and 12 10 Wychwood Close Aldwick

Thank you for your internet representation made on 4th February 2020 which has been recorded as '**an objection**' with the comments as follows:

*Thank you Arun DC for highlighting the absurdity of this Application.
This NMA follows the Applicant's building of a wall within the constructed new garage, where in the previous application AW/198/18, none was shown in the drawings passed. I am aware of the present requirements of the WSCC for a 4 bedroomed detached house. where 2.5 parking spaces are needed. However I am interested to see that the current review of Parking Standards within the ADC Supplementary Guidance, 3 parking spaces are required for 4 bedrooms (7 rooms or more) in a detached property in Parking Behavior Zone's 2. A much more sensible arrangement as nobody could explain to me what half a parking space is!
In this case, the originally planned garage parking space allows for a car of no more than 4mtrs in length. A Ford Focus is 4.445mtrs in length. Therefore, only a car such as a Mini at 3.821mtrs in length can be garaged at this address.
That of course will pass this Application on factual grounds.
I understand that the cupboard in this case, squeezed into the gartage is to house some heating/mechanical plant. It appears this plant could well have been mounted on the upper wall of the garage without the need for a wall to further restrict pedestrian access withing the garage space.
I do hope that whilst I do not see this Application being refused, those who read the detail will see the total absurdity of the Developer's proposals and his good fortune at getting this built before the new ADCSPG's are confirmed.
The whole Application has been another fine example of a developer squeezing every tiny inch into a plan for a house far too big for the space available to reflect the spacious Character and Appearance of the Craigweil Conservation Area.
I would prefer the DC Refuse this Application on grounds of over-development.*

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