

Mr D J Coppard
21 Princess Avenue
Bognor Regis
West Sussex
PO21 2QT

Your Ref: OWPC16441
Our Ref: AW/328/17/OUT 30-10-2017
Please ask for:
Mr S Davis

27th November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the conversion of existing dwelling into 5 No. self contained flats with rear, side & dormer extensions (resubmission following AW/71/17/OUT).

14 Princess Avenue Aldwick

Thank you for your internet representation made on 25th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I am objecting to this planning application on the following grounds :-

IMPACT AND APPEARANCE- The proposed building will be overbearing, its structure will not be in keeping with the existing neighbouring houses.

CONSERVATION OF OPEN LAND - The rear garden will be reduced whilst the front garden will be obliterated for car parking. Tarmac or slabs will result in rain water run off to gutters unable to cope.

HIGHWAYS SAFETY - The proposed parking arrangements will increase considerably the danger to pedestrians, with 6 vehicles crossing a large stretch of the footpath a number of times daily. Bearing in mind there are a lot of elderly and disabled people in the vicinity (Ashley Place, Royal Garden Hotel, Aldwick Hotel) who regularly use Princess Avenue footpaths. Additional cars will park in the road increasing road safety hazards for traffic, pedestrians and inconvenience for existing neighbours.

ENVIRONMENT AND AMENITIES - The proposed development will change the character of the neighbourhood and cause an unacceptably high population density by overdevelopment of the site. It involves loss of land, loss of privacy as dwellings will overlook and overshadow existing private properties. It will cause an increase in noise and general disturbance to the area and despite having some off street parking would not have sufficient. Most families have at least two cars plus visitors, resulting in making an already roadside parking overload in the area even worse.

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