

Lawrence Wood
6 Shorecroft
Bognor Regis
PO21 4AS

Your Ref: OWPC1820
Our Ref: AW/331/13/ 03-12-2013
Please ask for:
Mrs J Chapman

15th January 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Extensions, structural alterations, balcony & carport
3 Shorecroft Bognor Regis

Thank you for your internet representation made on 15th January 2014 which has been recorded as '**an objection**' with the comments as follows:

1) Destroying the integrity of the immediate area of Shorecroft and the wider area of the estate. Nothing like this car port has been built.

2) There is a garage built for the purpose of housing a car(s) already. Much less work and intrusion to convert garage to its proper use.

3) Car port will be more intrusive to the eye coming forward to the road. If the screening hedge is removed then car port will stand out without any screening. It appears that the construction will be right out to the very edge of the building line in other words protrude out beyond anything else on the site. At the moment any car parked on the drive is screened by the large hedge on the west side of the site. What will happen to the screening scrubs in the front of the bungalow? Their removal will make the parked cars even more unsightly.

4) The Design and Access Statement generated by FGA Ltd is either vague in certain places or inaccurate and therefore a full assessment of the proposals cannot be made. Photo on front page is of the rear of the dwelling and not of the front as the statement claims. The proposed combined area of the extension is not stated. The reference to 'encouraging the good use of the property.....sustainable affect on the scheme' does not make sense and is too vague to quantify. In the section on Scale the statement 'the scale is seen as appropriate for the setting' is too vague and unclear. The building of the carport is certainly not appropriate for the setting.

The reference to a removable ramp is vague and unclear. Where is the ramp located? Reference to 'the visual impact' may well be negligible to adjacent properties but it will be excessive to the properties opposite and so the proposed scheme is inappropriate.

5) The print of the measurements on the plans is so small and pale as to make it extremely difficult to read. I would ask that the print size be enlarged and made darker.

I wish to see much more detail, clarification and justification of the statements in this booklet. I ask that this application be put on hold until a more accurate set of details is submitted and a fairer assessment be undertaken.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration