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Objection Petition in respect of 3 Selsey Avenue, Bognor Regis
Planning Application Reference AW/43/12

Name	Address	Comments
	9 Selsey Avenue. Bognor Regis.	There is not enough on street parking for the plans proposed.
	5 Selsey Avenue	Too many flats with inadequate parking.
	10 SILVERSTON AVE	
	14 SILVERSTON AVENUE	Inadequate parking
	16 SILVERSTON AVE	TOO MANY FLATS NO PARKING
	3 Princes Ave	6 flats, 6 parking spaces.
	5 Princes Ave.	Not sufficient space for parking. Crowded enough
	4 PRINCESS AVE	
	8 PRINCESS AVE	ANOTHER PLANNING MISTAKE
	9 PRINCESS AVE	PARKING?
	Fairway, 11 Princess Avenue, Bognor Regis	Too many flats and parking issue.
	13 SELSEY AVE	ENOUGH! ~~FOR THE ROAD~~
	15 SELSEY AVE	Emergency access utility blocks
	21 SELSEY AVE	No room for parking.
	27 SELSEY AVE	TOO MANY -

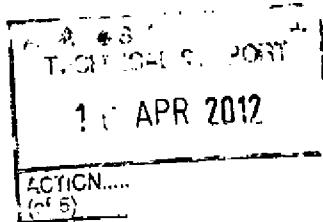
By signing this objection, I give permission for my personal details to be made public if required

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Planning Application Reference AW/43/12

Name	Address	Comments
	31 SELSEY AVE BOGNOR REGIS	over development lose character of road no parking available.
	33 Selsey Av	Not enough parking spaces already
	28 Selsey Av	
	22 Selsey Ave	Not Suitable
	22 Selsey Ave	Over development for site and area.
	20 Selsey Ave	Not Suitable
	14 Selsey Ave	IT SEEMS THE GOAL POST HAVE BEEN MOVED. SINCE I SIGNED AT FIRST
	2 Silverston Ave	over development of site and invasion of privacy.
	1 Silverston Ave.	— " —
	10 OCKLEY RD.	" ——— " "
	20A SELSEY ~~ROAD~~ AVENUE	Reduce No of flats or Increase No of parking places
	8 Silverston PO21 2RB	Reduce No of Flats
	7 SELSEY AV. PO21 2QZ	There is not enough space for parking as proposed plans.
	" "	" "

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Mrs S Leeson
West Sussex County Council
The Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



2 April 2012

Dear Susan,

Planning Application Reference AW/43/12/ - 3 Selsey Avenue, Bognor Regis

We write with reference to the above application and would like to confirm our objections as follows:-

- **Overdevelopment of site** - The property has already been extended considerably over the years and is already an imposing building to its' immediate neighbours. The number of flats is unacceptable for the size of the plot. In the design and access statement Mr Hopper confirms that 'there are a number of precedents this development points to along Selsey Avenue where similar dwelling houses of the same age and style have been successfully transformed into multiple occupancy dwellings'. Although there are a handful of properties that have been converted into flats, there are no other conversions with 10 units. The flats in this development will be too small and have been crammed in purely for financial benefit.
The avenue is predominantly family homes and should this size of development go ahead, it will allow others to follow and this will put a huge strain on the services to properties in the area.
- **Parking** - The amount of off-street parking is unacceptable. This development could mean between 10 and 18 additional cars, not to mention visitors with only 6 off-street parking spaces. Other recent smaller developments in Selsey Avenue have provided one off-street space per unit to allow the existing street scene to remain unchanged as much as possible.

In the design and access statement Mr Hopper states 'regular visits to the plot have illustrated an abundance of space for any additional on-street parking requirement'. A visit during evenings, weekends, school holidays, summer months and sunny days will show a different picture with regard to 'extensive on-street parking'. During busy periods, the road is very difficult to negotiate due to it being narrow (only 7 metres wide) and most people park on the pavements to allow vehicle access. This makes it almost impossible to get in and out of your drive and makes it dangerous for children playing and blocks disabled access on paths. We are also concerned with the growing number of on-street parking and access for emergency services vehicles. Introducing further on-street parking will increase these problems significantly and should not be advertised as acceptable in the planning statement.

It has been stated that 'WSCC Highways have indicated a preference towards minimal allocated parking provision to encourage alternative transport means through proximity to services'. We disagree with this statement as most people own a car these days and many will drive to jobs outside of Bognor Regis for better salaries. Providing less off-street parking will not encourage people to use public transport, it will encourage them to park on the street using Selsey Avenue as a car park.

It should also be noted that there are already problems in Selsey Avenue particularly at busy times. There are often cars parked on either side of the road at the end junction of Selsey Avenue and Kings Parade due to the lack of double yellow lines. There have been many 'near misses' when turning into Selsey Avenue as you have to turn in on the wrong side of the road with limited visibility. At the other end there are similar problems with cars parked on either side of the road on the corner, again with limited visibility. Allowing additional on-street parking will increase this problem significantly.

- **Bins** – The location and amount of bins at the front of the property is unacceptable. 14 bins will be unsightly and smelly and will attract vermin. What will happen with these bins on bin day? Will the bin men take the bins and put them back? This doesn't normally happen as they are left on the path. Who will be responsible for making sure 7 (14 on recycling weeks) bins are put back and not left blocking the path? And what of all these additional cars parked on the road; it will only take 2 inconsiderately parked vehicles to block access for bin collection.
- **Trees** – Again, the removal of the tree will set precedence in the Avenue. Selsey Avenue is a mature; tree lined Avenue and is visually pleasing to residents and visitors. Removal of a healthy tree is unnecessary.

To Summarise

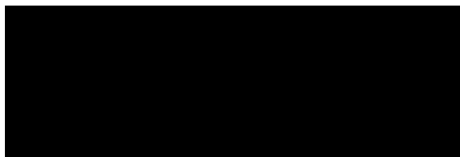
Although we understand the building lends itself to being converted to flats, we believe 10 units is an overdevelopment of the site due to the negative impact this will have as previously mentioned. This development will set precedence in Selsey Avenue for future developments to squeeze as many units into a property with inadequate parking and too many bins with no consideration for existing residents. Perhaps 6 reasonable sized units would be more appropriate for this site with **at least** one **off-road** parking space per unit. 6 Units would mean fewer cars, less traffic, less bins and less of a detrimental effect to Selsey Avenue and its residents.

The property has been empty since March 2008 (not 2006) and although it would make a positive impact being habitable again, we want to protect the character of our Avenue and surrounding streets. The Avenue is enjoyed by many dog walkers and families and we don't want to see it turned into a permanent car park where children can't play because it's too dangerous.

Please also find enclosed a list of objections signed by local residents. The general consensus is that people are fed up with continuous developments and the negative impact this is having on our roads with increased traffic and on-street parking. There is also a lot of concern with regard to the impact of drainage and water supply if these developments continue. Our water pressure is already very poor compared to other areas.

I have advised residents that their comments must be made available for public inspection if they are to be taken into account. By signing the list enclosed, they have given permission for their information to be made public should the need arise.

Yours sincerely



Denise Simmonds (5 Selsey Avenue)
Signed on behalf of local residents