



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

16th November 2021

Paul & Susan Green
2 Homing Gardens
Bognor Regis
Bognor Regis
PO22 9AJ

Case Officer: Richard Sherman
Telephone: 01903 737831
Email: Richard.Sherman@arun.gov.uk

Dear Sir/Madam,

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

Application No: BE/101/21/HH
Site Address: 3 Homing Gardens Bersted PO22 9AJ
Description of works: Replace metal framed/wood panel workshop in rear with brick-built workshop
(This application may affect the character and appearance of the North Bersted Conservation Area)

Thank you for your internet representation made on 15th November 2021 which has been recorded as an objection with the comments as follows:

OWPC41908

Please accept this letter as an OBJECTION to the proposed workshop at 3 Homing Gardens.

The current shed that is on the land of 3 Homing Gardens has no legal access from the current garages. 3 Homing Gardens has its own double garage in a separate place. The garages of 2-7 Homing Gardens are privately owned by those residents with clauses to allow access to garages for those residents and their private vehicles only. The driveway to the garages is owned by 2 Homing Gardens and any repairs to that driveway are then split between 2-7 Homing Gardens owners equally.

The application for a workshop at the end of 3 Homing Gardens land should not be permitted as this would then cause extra vehicles to traverse the driveway to break up the current shed and replace this with a permanent structure. There is no legal access to the area for the proposed workshop from the garages. To access the space for the proposed development would require heavy lorries for clearance of the existing shed and concrete base and for deliveries and building of the proposed workshop, which would break up the current concrete driveway and garage area. Under the terms of the Deeds of 2-7 Homing Gardens, all the residents would then be liable for 1/6th of the cost of repairs. This is not acceptable.

A window is shown on the drawings of the proposed workshop which faces into the garage area. The size of this window could easily be cut down into a door at a later stage, thereby giving access to the workshop from the garage area. Having a window at the end of a row of garages is a security risk from the public footpath that runs the whole length of the garage area. The area is clearly for garages and to introduce windows facing a public footpath could encourage unwanted scrutiny.

The design & access statement for this application states that the proposer has spoken to all his neighbours regarding this build but he has never spoken to us about this, nor have we discussed any "ideas" with him. I understand that this is the same with the rest of the neighbours. The proposed plans seem to show the roof area higher than at present, another issue that could cause unwanted scrutiny from the public footpath.

There does not seem to be any detail of how the proposed structure is to be attached to the garage of No 7 Homing Gardens nor how the roof should be supported so that it is not solely relying on the single skin wall of No 7, to support the new roof structure.

There is also a question as to whether this would be used for some kind of business which would not be permissible under the clauses for the private garage area. The land belongs to 3 Homing Gardens' Garden area, not the private garages. The shed on the land at present is a temporary structure and this application would be for a permanent structure.

In summary, this is an OBJECTION to the proposed permanent workshop building on the land next to 3 Homing Gardens due to the damage that could be caused to the area, security risks from a public footpath, the design and access statement being incorrect and what the workshop is to be used for, bearing in mind that No 3 Homing Gardens already has a double garage at the top end of the garage area.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email.
It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>