

LYNDA SMITH
62 WHITEWAYS
BERSTED
BOGNOR REGIS
WEST SUSSEX
PO22 9AS

Your Ref: OWPC21021
Our Ref: BE/102/18/PL 06-09-2018
Please ask for:
Mr S Davis

8th January 2019

Dear Sir/Madam

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

Erection of 1 no. dwelling
312 Chichester Road Bersted

Thank you for your internet representation made on 7th January 2019 which has been recorded as '**an objection**' with the comments as follows:

*62. Whiteways
Bersted
Bognor Regis
PO22 9AS
07.01.2019*

*Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF*

Dear Sirs

Ref: Application: BE/102/18/PL - 312 Chichester Road. Bersted. PO21 5AU

I write to state my objection to the above application being approved for development for the following reasons:

1.0 Full agreement with the objections made and formally lodged by Bersted parish Council in that:

1.1 Non - compliance with Policy SD SP1 of the Arun Local Plan - as a sustainable development, does not improve the connections with the road network, as the access is onto a busy A road. The development does not provide affordable housing, nor does it provide a positive impact on the social, economic or environmental aspect for a sustainable development.

1.2 Non - compliance with Policy ES1 of Bersted Neighbourhood Development Plan for design of new development as it does not contribute to the appearance or local character of Bersted.

1.3 Non - compliance with Policy HDQ2 of the Bersted Neighbourhood Development Plan for integration of new housing in that it does not connect visually or integrate with the surrounding area

2.0 Foul sewage - application fails to determine method/system of disposal raising concerns allied to those previously expressed on numerous occasions with regard to the

pumping station capacity and performance allied to increased loading

3.0 The drawings in plan - Proposed Location PA276.04 show the property being located towards the rear of the garden with the rear walls some 10 metres from the rear property boundary with mine. 3.1 Drawing PA276.04 also shows bedroom 1 to the rear with drawing PA276.05 - Elevations clearly illustrating the size of the window. This proposal clearly provides an overlooking aspect to my property which is contrary to planning criteria

For the reasons stated, I object to the application in the strongest terms

Yours sincerely

Lynda Smith

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