

Helen Humphry
314 CHICHESTER ROAD

PO21 5AU

Your Ref: OWPC21023
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:

- 1. The houses along this stretch of Chichester Road enjoy very long gardens without being overlooked. This was the main reason for buying the house and especially now the bypass has been built, we enjoy a lovely quiet garden. The proposed house is not in keeping with established pattern of the gardens in the area, is not sympathetic to the character of its immediate surroundings and is an overdevelopment of the site.*
- 2. The proposed rear parking area backs straight onto our rear garden and this would adversely affect the enjoyment of our garden by way of noise and disturbance associated with the operation of vehicles.*
- 3. The proposed house will have an overbearing impact to the amenity of our house. I understand that the Council are required to have regard to certain aspects when considering new development including "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance." Also, that "extensions or alterations do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties" which, although this is not an extension, I believe should also be a consideration.*
- 4. There are 4 windows and 1 door to be installed to the front of the house which will directly overlook our property and result in a loss of privacy. Additionally, due to the two-storey nature of the house, our views would be significantly affected.*
- 5. As this area suffers from repeated areas of flooding, I presume you would ensure any proposal would incorporate systems to control surface water run-off.*
- 6. The local council are required to provide housing to meet local needs and an allocation of 50 has been set by ADC for this area. I understand there are plans to fully meet this requirement across sites at North Bersted Street, The former Rising Sun PH site and the former Bartons School site.*
- 7. The proposed, narrow access road opens straight onto the busy A259 next to a telegraph pole, giving it very poor visibility and a very sharp angle of access. Cars are often already parked in front of our property and neighbouring properties, making access and visibility to this road even more difficult.*
- 8. In line with the Bersted Neighbourhood Development Plan, the design of new development does not contribute to the appearance or local character of Bersted and does*

not connect visually or integrate with the surrounding area. Although it will not be very visible from the main road, I trust full consideration will be given to these points, regardless.

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