

Patrick Wilson
55 osprey gardens
Bognor Regis
West sussex
PO229QQ

Your Ref: OWPC25054
Our Ref: BE/112/19/PL 18-10-2019
Please ask for:
Maria Tomalova

26th November 2019

Dear Sir/Madam

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

1 No dwelling (resubmission following BE/65/19/PL)

Land adjacent to 12 Plover Close Bognor Regis

Thank you for your internet representation made on 26th November 2019 which has been recorded as '**an objection**' with the comments as follows:

The houses in our neighbourhood are slowly being brought up for renting, many of these dwelling are not family's just people looking to rent, sharing houses maximising the occupants to lower rent etc and increasing the parking requirements (I regularly cant park my car outside my own house)

I am tired of people with money buying up property and land without a care to the local community simply to make yet more money (when is it enough)? If making a contribution towards the cost of providing accessible natural open green spaces to serve the Pagham area helps their application I would ask how does that help the inhabitants of Plover close and osprey gardens in north bersted?

 *where the applicants live is a lovely tight knit community with ample parking, imagine if I brought a plot of land right outside their front door and crammed in an ill-advised house, there would be uproar!*

Building this house would mean all the same issues I highlighted at the last application such as blocking light to my property (I really would have an effect on our house), possible reduction of our house prices due to being more confined, less parking, worse view due to a house right outside.

Also, the local children (including mine) play on the green directly outside the proposed entrance to this dwelling, the current set up means the occupants of the house next to the site (which again is rented) have to park their cars slightly on the public foot path, I wish I could attach a picture (please let me know if there is an e-mail address I can send a specific picture to that highlights the issue well), the new dwelling will mean that cars that want to park on the drive will have to drive on the path and or grass of the green, paths and green spaces should remain a safe place for everyone. Please visit the site to see this first hand, if there are the two long vehicles parked there's no way a car could access the new dwelling safely.

The last review of this application concluded that the site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. (This fact has not changed)

The proposal would therefore result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies D SP1, D DM1 and QE SP1 of the Arun Local Plan

and
policies ES1, HDQ2 and HDQ5 of the Bersted Neighbourhood Development Plan. (this fact has not changed)

Having regard to the limited area of the site and its relationship to existing residential properties the proposal would give rise to an unneighbourly form of development and would provide an unacceptable living conditions for the future occupants and be prejudicial to the amenities and environment of the locality in conflict with policies D DM1, D DM2 and QE SP1 of the Arun Local Plan and HDQ6 of the Bersted Neighbourhood Development Plan (this fact has not changed)

The application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to serve the Pagham area and the proposal is therefore not in accordance with policy ENV DM2 of the Arun Local Plan. (If they have now made a contribution it should not change the facts stated above).

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