



Bersted Parish Council
FAO Mrs F Dobbs
Community Centre
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Arun District Council
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Your Ref: OWQC4022
Our Ref: BE/114/14/PL
Please ask for:
Simon Davis

9th October 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolition of single storey side extension and attached double garage and erection of a pair of 3 bedroomed semi-detached houses. Resubmission of BE/57/14
346 Chichester Road Bognor Regis

Thank you for your internet comments made on 9th October 2014 which has been recorded as **'an objection'** with the comments as follows:

OBJECT for the following reasons:

Overdevelopment detrimental to the character of the area and concerns about access to and from the highway from the proposed development.

Bersted Parish Council does not support this proposal as it does not meet the requirements of the following policies of the emerging Bersted Neighbourhood Plan;

ES1 Design and Development the proposal has a roof height greater than the surrounding properties and would have an effect on the appearance and character of the surrounding area

ES2 Surface Water Management no proof that consideration has been given to the effect of surface water run off downstream of the property

ES6 Protection of Trees there is a large tree on the corner of the property and the proposal does not mention if this is to be cut down or retained. It would make a difference to the street scene should this be removed

HDQ8 Car Parking the proposal allows for 4 parking spaces and Highways would prefer 5 and have suggested on street parking for visitors. On street parking would add to the congestion at the mini roundabout by the Royal Oak PH.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration