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17th December 2020

Tom Dixon
5 Bramley Garden
PO22 9SP

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/134/20/HH
Site Address: Liseve Lodge 84 North Bersted Street Bersted PO22 9AQ
Description of works: Two storey side/rear extension & single storey side extension.

Thank you for your internet representation made on 16th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32245

Dear Planning,

I am writing to object to the plans: BE/134/20/HH (84 North Bersted Street) I will note below various reasons as to why these plans should be rejected.

I firstly wish to bring to your attention that there was a previous plan made in relation to 84 NORTH BERSTED STREET, under plan reference BE/48/20/PL. This plan was rejected and similar concerns have been raised previously.

The newest plans would restrict my privacy even further as the windows of the new proposal are directly in line of my bedroom windows and view straight into my downstairs living space would be possible.

May I firstly point out the following document:

Bersted Neighbourhood plans 2014-2029

Page 13

Sections 2.3.4 & Section 3.0

This document clearly outlines the plans for bersted and I believe this proposal is contrary to these plans, the plans clearly note the areas aim is to have mature hedging, mature trees, large garden and fields, wildlife, flint walls all of which make a positive contribution to the area, none of which these plans complement.

I'd also like to bring your attention to the following document:

Preliminary Ecological Assessment

Badgers:

Page 5 - Section 2.3 - This report mentions that signs of Badgers were recorded but does not specify in the report what the recordings are. I would therefore suggest further assessment of badgers is taken as it would be clear to me that the site is the perfect setting for badgers.

Bats:

Page 18 - Table 1 - Clearly suggests that the potential for bats to roost is high in 'T1, T2 & T3' I can also confirm that I often see bats during the evening.

Page 19 - clearly shows that 5 species of bats are known within the area within 1km.

Great Crested Newts:

Page 20 - Section 3.7 clearly mentions the site being an ideal spot for Great Crested Newts within flowerbeds and railway sleepers the report also mentions a notable sighting of the GCN's within the pond noted as Pond 1 within the report.

Birds:

I'd implore you to come and stand within my garden to witness the breath-taking sound and visual sight of the wildlife which would be endangered by this proposal. Particularly if trees are to be continued to be removed as they already have been.

Foundations:

Bramley Gardens cul-de-sac contains approx 10 properties all of which are approx 8 to 10 feet above the proposed sight, it would be clear to me that building a new dwelling on the proposed site would cause significant risk to the foundations of my property and others.

Private areas: (visible within the applicants own ecological report Page 16 Para 7 is a picture of my house taken on their land)

I am concerned that my private living areas both indoors and outdoors would be overlooked by the windows at the rear of the proposed dwelling.

Continuous planning applications:

It is of concern to me that this application clearly splits a large plot into two, leaving one very small existing dwelling directly outside my garden. I am concerned that further applications would be made should this application be successful as the existing dwelling appears too small for the plot that would then be left and I fear it would it would be developed in the future.

The Spinney:

The proposed site is directly adjacent to the spinney which is mentioned in many reports publish by the bersted council since purchasing it from the west sussex county council in 1995, making the entire location more sensitive.

Thank you

Mr T Dixon

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.