



Arun District Council
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7th October 2021

Nigel Horwill
Keymer Cottage
Hook Lane
Aldingbourne
West Sussex
PO20 3TS

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/143/21/HH
Site Address: 19 South Way Bersted PO21 5HB
Description of works: Removal of existing three lean-to structures and erection of single storey side and rear extension.

Thank you for your internet representation made on 6th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40962

I wish to object to the above planning application. I am the owner of the adjacent property 17 South Way and my tenant has contacted me raising concern over the proposed development. This application has changed little since applications BE/37/21/HH and BE/77/21/HH both of which you refused on the grounds of 'overdevelopment', it does not show the application BE/115/21/HH which was approved conditionally which made this property a 4 bedroom house with shared bathroom, toilet and kitchen facilities which is most likely going to be used as a House in Multiple Occupation. This current application adds a further bedroom making 5 in total along with an office and further shared facilities. The proposed extension has not changed since applications BE/37/21/HH and BE/77/21/HH which were both refused due to 'the rear extension - height, length and siting and size are overdevelopment resulting in an unneighbourly and unacceptable effect on the occupiers of 17 and 21 South Way contrary to policies D DM1 and D Dm4 of the Arun Local Plan'. Therefore this current application must be refused as well.

The properties are situated in a quiet residential area where many of the properties are occupied by young families with young children. From the plans submitted it appears that the application is to turn what is a small residential property into a House in Multiple Occupation, there are proposed 54 family sized bedrooms with shared bathroom and kitchen facilities and there is potential for 8 to 12 or even more people to reside in the property which must be considered as over development and contrary to Aruns Local Plan and the Bersted Neighbourhood Development Plan and not reflecting the character of the location. Apart from what appears as over development / overcrowding of this small residential property there is the question of parking, there is no additional provision for parking, the existing property only has one off-street parking space and I believe that the minimum standard for a four bedroom property in PBZ2 is 2.7 parking spaces. This quiet residential road already has a parking problem particularly at school dropping off and collection times when the road

sometimes becomes blocked and the local bus service and other vehicles cannot pass along the road. This property is situated in the Royal Parade area which as stated in the BNDP is 'A popular area for families due to the well-proportioned houses, closeness to shops and services, and good transport links. There is considerable congestion in the area, partly caused by poor parking provision around the shops.' this proposed development will only exacerbate this problem and detract from the well-proportioned houses. With this number of occupants in the property it is likely to cause problems with the local drainage system which has difficulty dealing with the current amount of waste, this is of particular concern to me as the main drain for this property and the rest of the properties on that side pass through the garden of 17 South Way.

I would also like to draw your attention to the fact that the owners of 19 South Way have already started work on the development removing what appear to be structural elements of the existing property although planning permission has yet to be granted. Also I note on the application form that they have ticked that 'No' trees or hedges need to be removed to carry out the proposed development, since submitting this application the applicant has removed the boundary hedge between 17 and 19 South Way and the hedge and trees to the rear boundary and it appears that the applicant has a total disregard of the Planning Process.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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
<https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>