



Arun District Council
Arun Civic Centre
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12th January 2021

Gary Bottwood
2 Bedford Avenue
bedford avenue
Bognor Regis
West Sussex
PO21 5AW

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: BE/149/20/PL
Site Address: 339 Chichester Road Bersted PO21 5AN
Description of works: Replacement of blockwork boundary wall with fence & new vehicular access. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 11th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32775

As I have read the application it becomes apparent the application is made on the grounds of the property being a bed & Breakfast. No mention of the fact the rear of the property is used for Mr Delaney's business as the signage indicates. The application makes no mention of the actual intended use which would increase traffic and the amount of staff on site. Something not addressed in the application.

The dropped kerb was issued a licence without WSCC aware the Mr Delaney had already been advised of the need for Planning Permission.

The requirement for residential parking is questionable due to the property already having OffRoad parking for 3 Cars from Chichester Road. The development planned is for commercial use so Mr Delaney's Plumbing business has access to the rear thus causing more congestion to an already busy residential street.

The fact Mr Delaney began development on a property he was advised needed Planning Permission should be taken into account when assessing the application. As pointed out the application fails to point out Mr Delaney's Plumbing operation is run from the rear of the property.

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.

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.