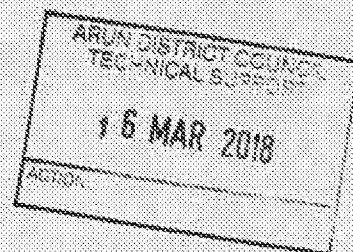


Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



14th March 2017

Dear Sirs

**Ref: BE/17/18/PL - Mr & Mrs Clarke, 37 Norbren Avenue,
Bognor Regis, West Sussex**

We strongly object to the building of the proposed bungalow on the small piece of garden between 37 Norbren Avenue and 53 Greencourt Drive as set out below.

We already experience parking difficulties in this road, made increasingly difficult with the number of vehicles parked at 37 Norbren Avenue at any one time. Currently there are four/five cars, three of which are permanently on the road, one parked almost on the corner of Norbren Avenue, this one rarely moves. Also the number of vehicles parked at this property increases on occasions thereby causing even more problems. There is also a caravan at the property which again can cause obstruction when being moved, together with a boat. We are very concerned that if this proposed bungalow is built there will be even more problems with vehicles, the new owners/renters possibly having vehicles themselves. Just where are all these vehicles going to park. It is also noted from the plans that the proposed new bungalow has only a limited hard standing.

Having looked at the plans it would appear that access to this new build would be directly opposite the driveway of 38 Norbren Avenue. We feel this will cause further safety issues for vehicles turning in and out of Norbren Avenue. Additionally a car is continually parked at the corner of 53 Greencourt Drive, this property also owned by the residents of 37 Norbren Avenue, which again causes difficulty and limited visibility for cars turning both in and out of Norbren Avenue, this being especially dangerous on school days. This estate was built in the 1930's and therefore the roads are not very wide and not originally built to accommodate such a volume of cars. However the difficulties we experience already will only be more problematic should this bungalow be built, with more vehicle parking required. Also additional difficulties will be encountered by large lorries attempting to make deliveries between parked vehicles, a problem which already exists on occasions, together with regular access for refuse service lorries, this in turn again could cause safety issues.

We note from the plans that the building line of the bungalow is proud of the building line of the rest of the houses in Norbren Avenue and looks totally out of place. This estate is made up of 1930's houses, a bungalow would be totally out of keeping with the rest of the properties. We are also concerned that the construction materials may not be aesthetically correct and in keeping with the other properties in the area. The bungalow would also appear to front very close to the public footpath in Norbren Avenue, which with the additional vehicle parking could present safety issues for pedestrians.

Both Norbren Avenue and Greencourt Drive are extremely busy roads at all times with both commuting traffic and the additional traffic of parents taking their children to the various local schools morning and afternoon. However a lot of children are also on foot and we feel that with the number of vehicles already parked at 37 Norbren Avenue together with the dangerous parking on the corner of Greencourt Drive, and any additional parking should the proposed build proceed, would present a serious danger for children, parents and small children in buggies etc crossing the road as they will not have clear visibility.

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As regards building works, where is the construction traffic going to park, together with building material deliveries, both of which will impact heavily on the parking and vehicle movement of residents in close proximity and the school traffic as mentioned above. We are also concerned as to the timescale involved with the proposed build, and the continued noise, a natural element of the build together with the disruption, some of which will be caused by the installation of utilities.

Our final objection relates to the value of the houses. We feel that due to the proposed build of this bungalow and it being out of character with the surrounding houses this may have a detrimental impact and consequently devalue the properties in the immediate vicinity.

We have enclosed various photos showing the present issues in the road, which we feel will only be exacerbated should the construction of this bungalow proceed.

Yours faithfully



Mr and Mrs N Holyoak

33 Norbren Avenue
Bognor Regis
West Sussex
PO21 5HE



Dangerous parking on corner at 53 Greencourt Drive, makes for limited visibility. Boat shown currently on proposed build land will require parking area



Present vehicle parking at 37 Norbren Avenue. Land Rover parked near corner rarely moves. Makes for limited visibility.



Present vehicle parking. Caravan shown will require parking area. Shed shown will become proposed new build hard standing