



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

26th April 2021

David Greenwood
22 South Way
Bognor Regis
West Sussex
PO215HA

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/37/21/HH
Site Address: 19 South Way Bersted PO21 5HB
Description of works: Removal of 3 No existing lean-to structures, erection of single storey side & rear extension, loft conversion to form new 2nd floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as annexe to existing dwelling.

Thank you for your internet representation made on 23rd April 2021 which has been recorded as an objection with the comments as follows:

OWPC35366

Having viewed the plans submitted for this application I have concerns that this premises is to be utilised as a house of multiple occupancy.

The plans would create an uncharacteristically large house for the area in which it is situated and the construction of the 'annexe' within the garden appears to dramatically reduce the amenity/garden area for such a large dwelling.

Additionally if this premises is to be an HMO this will undoubtedly result in an increase in vehicles needing to be parked on or near to the premises. Parking at the premises is limited now, with a maximum of two spaces, and I can see nothing within the plans to suggest the parking is being extended to accommodate this increase, in line with regulations.

This will lead to vehicles being parked on the street. South Way itself is a relatively narrow road which is already well used at all times of day as a main cut through for traffic accessing and egressing Collyer Avenue/Greencourt Drive, including a main bus route. The road is busy at most times of the day, however, at school start and finish times traffic increases dramatically with vehicles parking all over the road dropping off or waiting for children from the nearby school. Parking is often hap hazard at best and can include residents driveways being blocked for a period of time. The congestion causes potential safety problems for parents and children as vehicles weave in and out of parked cars and there are also issues in getting through for buses and other large vehicles (which would inc. Ambulances and Fire Engines).

The increase in vehicles which an HMO would cause, although appearing minor, would in my opinion create further safety/parking/access problems at all times of day in an already congested area.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.