

Keith Duke
27, Greencourt Drive
Bognor Regis
PO215EU

Your Ref: OWPC18168
Our Ref: BE/38/18/RES 21-03-2018
Please ask for:
Ross Leal

10th May 2018

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent BE/138/16/OUT for 2 No. dwellings

Land to the rear of 17, 19, 21 & 23 Greencourt Drive Bersted

Thank you for your internet representation made on 9th May 2018 which has been recorded as '**an objection**' with the comments as follows:

The appeal has approved proposal to build on this site. While people quote policy as a beneficial reason to build, those same policies do not serve to benefit the interest of the people who have to live with them. While it may well be in some eyes not visible from main road, it will always be visible to those who live in the adjoining properties. Are you able to confirm these are two single story dwellings. Plans are for two bungalows but there are no dimensions to indicate height at roof top. If these properties are to be built then angle of pitch on roof should be shallow enough to reduce visible impact and prevent further extension.

On the matter of drainage for grey water, the plans show these new properties to be connected to public drain serving properties that include my own. As the original design for these drains did not take into account additional properties to be built, will they be able to support the additional waste water. There is also a grey water drain on the plan submitted shown to be outside the property parallel to existing public access path. I would question its location as there is a man hole serving this drain within my own boundary. Therefore assume it to be within boundary of land behind 17-23 as well. Any new builds may be on top of this drain.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do

not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Neil Crowther
Group Head of Planning