

Ron Mullan
4 Newtown Avenue
North Bersted
Bognor Regis
West Sussex
PO21 5HS

Your Ref: OWPC26701
Our Ref: BE/40/20/PD 09-04-2020
Please ask for:
Maria Tomalova

5th May 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Prior notification under Schedule 2, Part 3, Class O for the change of use from offices (B1(a)) to 1 dwelling (C3).

Offices to rear of 15 Royal Parade Central Avenue Bognor Regis

Thank you for your internet representation made on 4th May 2020 which has been recorded as '**an objection**' with the comments as follows:

I totally agree with, and wish to add my concerns to those raised by my immediate neighbours, the Tennants at 2 Newtown Avenue.

Vehicular access/parking will be via the 'alleyway' (not road) via Newtown Avenue. I believe the end into Central Avenue is blocked to vehicles. This is purely an alleyway which was designed to service the local shops, which I might add, are open to late into the night. There are four or five takeaways on the parade servicing the local area who regularly stay open until very late. Parking for this property is not provided which will cause additional strain on the surrounding roads. The 'alleyway' already causes issues with large vehicles having to reverse to deliver goods. On occasion damage to the roof of the Old Church has occurred. This is not a direct route through and is often blocked while deliveries take place. It is by no means a road to the 'proposed' dwelling.

By definition and 'alleyway' is a narrow lane, path, or passageway, often reserved for pedestrians, which usually runs between, behind, or within buildings in the older parts of towns and cities. It is also a rear access or service road, or a path. It is not a road.

To suggest this area is a place for a property to be inhabited is beyond belief. To add a flat with an outlook to the back of the shops is absurd.

This alleyway is also a cut through for pedestrians, the majority of which can be school children walking/riding to and from school. From a safety aspect, this provides an added risk to pedestrians. Deliveries and visitors to the dwelling by vehicle will also add to this.

In the event on an emergency, access to the rear of this property could be extremely limited.

This is not a suitable dwelling for a flat and a visit to the site would clearly show this.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying

you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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