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10th May 2021

Graham Wingate
8 Bedford Avenue
Bognor Regis
West Sussex
PO21 5AW

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/59/21/PL
Site Address: 339 Chichester Road Bersted PO21 5AN
Description of works: Replacement of blockwork boundary wall with fence and new vehicular access (resubmission of BE/149/21/PL).

Thank you for your internet representation made on 7th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35833

The proposal for a vehicle crossover, and off road parking, is unacceptable bearing in mind the requirements in respect of viability splays which cannot be met for lots of reasons including parked cars and a tree within the sight lines.

Parking in Bedford Avenue is already at a premium and allowing this application would take away many parking spaces from the residents of Bedford Avenue. This would totally spoil the street scene of a 1930's residential neighbourhood.

It would appear that when WSCC were approached by the Applicant to grant a crossover Licence, they were at best, misinformed on the application form as to the use of the building being residential when, in fact, it was and still is, commercial as a B&B. Other information supplied at that time may well have been incorrect. Apart from the intended use I cannot stress enough that allowing this application would create a substantial danger to parents with young children on scooters/bicycles and prams and pushchairs especially during the winter months with wet road surfaces and icy conditions.

It is also fair to point out that the Applicant already has off road access and parking for at least 4/5 cars from his entrance in Chichester Road.

I therefore wish to register my objections to this application in the strongest terms.

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](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.