

Dear Simon

As the owner of 1 Finch Gardens, I am writing this letter in support of the proposed development BE/74/18/PL. Enclosed are some photos of the drive with 4 cars parked on it. I have also covered some issues that I feel are relevant to the case.

Parking

The frontage to the recently built dwelling at 1 Cygnet walk BE/119/15/PL did have enough depth, but was also expected to house bin storage. On its drawings it has a "planting area" that was necessary to stop the bins from blocking the window. Arun stipulate 2x 240L bins are required for a single dwelling (240l bins are 7400mm in depth). Taking into account the planting area, the actual bins and then access to the bins, there would need to be *at least* a metre taken from the depth of the drive. This would make it far shorter than the 4.8m required. Yet, Bersted Parish and The Highways agency had "no objection" to this second application.

Each house on the Finch Gardens Estate was originally built with a single driveway, a designated garage, or a designated parking space. However, the drive at 1 Finch Gardens has been considerably extended over the years. The garage was not part of the original parking provision for the house. It was negotiated after the original (off plan) purchase, in a private deal between the builder and the first owner (I have the original paperwork that shows these negotiations).

If (as suggested by the Highways agency) there is only room to *officially* describe the original dwelling as having one space; this still gives it the same parking allocation as originally intended for this house and all the other houses on the rest of the Estate.

Although parking standards deem that each space should be 4.8 x 2.4, I have/can park 4 cars on my drive with no problems or overhang. These photos show 4 family cars parked on the drive of 1 Finch gardens. Each car was driven straight onto the site. As you can see there is still plenty of room left at the front of the property where the cars could pull further forward should they need to.





I believe these photos show how the drive *is* able to accommodate 2 cars per dwelling. It should also be noted that although I do not intend to use the grass verge to extend my drive / house / garden, it still belongs to 1 Finch Gardens. Therefore the extra span to open doors etc. does not need to be accounted for on this side.

Should the Council be happy with the arrangement of 4 cars on the drive then I will of course, liaise with the correct bodies about the lamppost and dropped kerb and will be happy to pay for these adjustments.

Should the Council still be unhappy with the current proposal, I would like to point out some examples of recent buildings in the Arun district (including North Bersted) where it has been deemed acceptable to only provide one parking space for two bed dwellings:

- 17-23 Greencourt Drive, North Bersted. (BE/138/16/OUT) recently won outline planning (on appeal) for the build of two bungalows in the garden of the original houses. In the plans, the two-bed bungalow only provides parking for one car. Also, as discussed in the planning correspondence, the proposal takes away from the parking used by the existing properties.
- The new "Bersted Park Estate" (in North Bersted) has many examples of two bed houses built with only one allocated parking space. This new Estate is also built a lot closer together with very little off street parking due its build density and many corners. There is also a bare minimal provision of lay-by and or overspill / visitor parking.
- <https://www.rightmove.co.uk/property-for-sale/property-64793968.html> this recently built house on Bersted Park is currently for sale. Please note its parking specs (1 x allocated car parking space).

- Numbers 21,19,17,15,11,9 Ruskin Avenue, all have 1 allocated parking space, as confirmed by the owners/tenants of the houses.
- There are many more houses in Ruskin Avenue and the surrounding roads in Bersted Park, which have only one allocated parking space per two-bed dwelling.
- Here is a current listing for a house in Bersted Park - <https://www.rightmove.co.uk/property-for-sale/property-66251764.html> - The Estate Agent states that this house *does* have two allocated spaces "which is rare on the estate".
- This new development of two bed terrace houses is located off Shripney Road dual-carriageway (Orchard Place) - <https://www.holmesbuilding.co.uk/project/orchard-place-shripney-road-bognor-regis/>. The land has ten newly built terrace houses. There are 10 allocated car parking spaces (1 for each dwelling) and lay-by parking (4) specifically for "visitors" cars.

Bersted neighbourhood development plan states that 46% of households in the area have only one car and 19% have no cars. From these statistics it could be assumed that at least 1 one of the dwellings at Finch Gardens would have one car or less. However, as the above development (Orchard Place) is described as "semi-rural" and can only be exited via a dual carriageway it seems likely that all adults living at the properties would need to be drivers.

There is absolutely no off street parking near the Shripney Road development.

At 1 Finch Gardens, the Estate was built with good consideration to over spill /extra car parking. Finch Gardens has an area at the end that can house up to 10 extra cars. This is a public road and those spaces can be used by anybody with a taxed vehicle. However, due to the cul-de-sac layout of the road, it's unlikely anybody other than the residents or guests of those living in Finch Gardens would use these spaces.

The surrounding estate also has another 3 large parking lay-bys within 20 metres of the new dwelling. These lay-bys are often half empty even in busier times over the weekend. They are not allocated spaces for anybody, of any particular road or house. They are public parking spaces for anybody with a taxed vehicle to use.

The Chartered institute of highways and Transportation discusses the issues of planning policy statement pps3 here:

<http://www.ciht.org.uk/download.cfm/docid/E34534FB-7F12-45CC-BD55250FBA289C28>. In this document it states that "The most efficient use of land may involve accepting that one or more vehicles may be parked on the street".

Overshadowing

1,2,3,4 Finch Gardens have NNE facing gardens. They get no sun on the gardens in the winter months, as the sun does not rise high enough to get over the houses.

In the summer they get sun in the back $\frac{3}{4}$ of the gardens until the sun comes round to the West and then the fence shadows gradually take away the sun.

There will be no overshadowing to the garden of 2 Finch Gardens and I would be happy to prove this with photos or professional shadow drawings if required.

Street scene

1 Finch gardens is a semi-detached house on a very diverse Estate. To the left of the house is one more semi and then a row of 7 terrace houses. To its right are Bungalows and directly behind are another row of terraces. Opposite are three semis, which are not symmetrical to the side of 1 Finch gardens. The proposed dwelling would bring the building line out no further than the opposite house.

I find it hard to see that anybody would ever be able to tell the new dwelling was not part of the original estate once it was completed.

In trying to be sympathetic to the estate and "open areas" the 3m grass verge (that belongs to 1 Finch gardens) will remain undeveloped and open, to be of benefit to neighbours and residents of the estate.

The Boundary wall will stay in place and the new dwelling will be in the same position as the current garage.

I hope my points will be taken into consideration when deciding whether to grant planning permission to 1 Finch Gardens.

Kind Regards

Kelly Wesson