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24th May 2021

Mr Greenwood
22 South Way
Bognor Regis
PO21 5HA

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/77/21/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 extensions, loft conversion to form new second floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as an annexe to the existing dwelling (resubmission following BE/37/21/HH).

Thank you for your internet representation made on 21st May 2021 which has been recorded as an objection with the comments as follows:

OWPC36553

Having viewed the re-submitted plans for this application I still have concerns that this premises is to be utilised as a house of multiple occupancy and can see no major differences from the previous application which was refused.

The plans would still 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. A development such as this would have a large impact on its neighbours, there are no other premises in the local area of similar size to that planned and if this application is approved it runs the risk of setting an unacceptable precedence the local area.

Additionally, if this premise 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 one space, 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 any additional vehicles being parked at the premises having to be parked on the street. South Way itself is a relatively narrow road which is already well used and busy at all times of day, as a main cut through for traffic accessing and egressing Collyer Avenue/Greencourt Drive, and as a main bus route. However, at school start and finish times the already busy traffic situation increases dramatically with vehicles parking all over the road dropping off or waiting for children from the nearby school. Parking is often hazardous at best and can include residents' driveways being blocked for a period of time. This congestion

causes 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 include Ambulances and Fire Engines).

The increase in vehicles which an HMO of this size 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 Planning 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 Planning 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.