



Arun District Council
Arun Civic Centre
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11th June 2021

Mr Jon Ablett
12 South Way
North Bersted
Bognor Regis
West Sussex
PO21 5HF

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 10th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37333

We are highly concerned about the amount of bedrooms that will occupy this site, this is currently a residential family home and the proposal is a huge difference. We believe the proposal is overbearing and will detrimentally overlook neighbouring properties. This many bedrooms in a residential area presents a serious risk of noise and disturbance to neighbouring homes. Taking the annexe into consideration, 7 bedrooms is an HMO. Bognor is already under pressure from HMO developments without necessary infrastructure to support them, this will only add to that burden. This does not correlate with the local plan and local council are already looking into HMO developments across the area and the issues they present. This road is a main bus route, and also the main route to a local primary school, nursery school and the BIGGEST secondary school in the area. We believe additional pressure from this multiple occupancy residence would create issues with access and highway safety on a road that already has pressure in this respect. The road needs no further pressure from traffic. We believe granting this proposal would create a precedent. There is no additional parking proposed, in fact the side elevation would actually take up the ONE off-road parking space this home currently has. We feel the proposed development is overly dense, leaving little to no green space, taking up nearly the whole garden. In short an eyesore, with no real change to a previously refused application. How many applications can you put through and cause multiple objections time and again? This does seem like a waste of planning's time - how many times will local residents have to object before concerns are taken on board?

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 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.