



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

17th June 2021

Nigel Horwill
Keymer Cottage
Hook Lane
Aldingbourne
West Sussex
PO20 3TS

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 16th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37494

I wish to object to the above planning application. I am the owner of the adjacent property 17 South Way and my tenant has contacted me raising concern over the proposed development. This application has changed very little since application BE/37/21/HH which you refused on the grounds of 'overdevelopment', it is still basically a 7 bedroom House in Multiple Occupation. The proposed rear extension is still hard up to the boundary of 17 South Way blocking light from the windows and door on the side elevation which are not depicted correctly on the submitted drawings and there is still a proposed large brick built annex in the rear garden containing 2 bedrooms and a bathroom with the potential of 4 to 6 people sleeping/living there. The proposed extension is also hard up to the boundary of 21 South Way the occupiers of whom appear to be in collaboration with the owners of 19 South Way as since the rejection of application BE/37/21/HH have been playing and controlling loud music in the garden/outbuildings of 19 at all hours of the day and night, 21 also has a large brick built structure in the rear garden, not sure of its use or if it has Planning Permission.

The properties are situated in a quiet residential area where many of the properties are occupied by young families with young children. From the plans submitted it appears that the application is to turn what is a small residential property into a House in Multiple Occupation, there are 7 family sized bedrooms with shared bathroom and kitchen facilities including an annex of 2 bedrooms and 1 bathroom in the back of the garden and there is potential for 14 to 21 or even more people to reside in the property which must be considered as over development and contrary to Aruns Local Plan and the Bersted Neighbourhood Development Plan and not reflecting the character of the location. Apart from what appears as over development / overcrowding of this small residential property there is the question of parking, there is no provision for parking and this quiet

residential road already has a parking problem particularly at school dropping off and collection times when the road sometimes becomes blocked and the local bus service and other vehicles cannot pass along the road. This property is situated in the Royal Parade area which as stated in the BNDP is 'A popular area for families due to the well-proportioned houses, closeness to shops and services, and good transport links. There is considerable congestion in the area, partly caused by poor parking provision around the shops.' this proposed development will only exacerbate this problem and detract from the well-proportioned houses. With this number of occupants in the property it is likely to cause problems with the local drainage system which has difficulty dealing with the current amount of waste, this is of particular concern to me as the main drain for this property and the rest of the properties on that side pass through the garden of 17 South Way.

I would also like to draw your attention to the fact that the owners of 19 South Way have already started work on the development removing what appear to be structural elements of the existing property although planning permission has yet to be granted. Also I note on the application form that they have ticked that 'No' trees or hedges need to be removed to carry out the proposed development, since submitting this application the applicant has removed the boundary hedge between 17 and 19 South Way and the hedge and trees to the rear boundary which are on the site of the proposed annex and it appears that the applicant has a total disregard of the Planning Process.

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.