

Planning Application No: BE/89/18/HH

Mr S. Rahman, 40 Norbren Avenue, Bognor Regis

F.A.O Case officer Ms Amber Willard, Arun District Council, Planning Department.

Dear Madam

I have studied the submitted plans for planning application BE/89/18/HH relating to property 40 Norbren Avenue, Bersted. The plans clearly show a self-contained two bedroom detached bungalow which can be occupied independently of the existing three bedroom, semi-detached property. I have the following observations and concerns regarding this planning application.

1. The proposed bungalow will completely remove the existing off street parking area for the existing 3 bedroom property. The existing semi-detached property would no longer have access to off street parking therefore adding to the existing on street parking problems in this vicinity.
2. A conservative estimate of car ownership for a 3 bedroom house and an independent 2 bedroom bungalow would be in the order of 4 cars. This will put more pressure on the already overcrowded on street parking in this vicinity.
3. On street parking in this area of Greencourt Drive/Norbren Avenue is even now a problem at times and compromises safe visibility for drivers exiting Norbren Avenue. Even with a 20mph speed limit the lack of visibility could still lead to a road traffic accident.
4. The potential for even more on street parking would inevitably lead to vehicles being parked even closer to the junction of Greencourt Drive and Norbren Avenue which in turn will narrow these roads at the junction and make manoeuvring for all vehicles entering or exiting Norbren Avenue difficult at best dangerous at worst.
5. Finally, the use of the parking space in front of the proposed 2 bedroom bungalow could be a further safety issue for vehicles exiting, especially reversing onto Greencourt Drive. This would be due to driver's sight lines being impaired by existing and potentially more on street parking immediately adjacent to the vehicle access.

In conclusion I submit that to have the possibility of an extra property here would compromise road safety in this vicinity. On street parking is already a problem and adding further independent dwellings to these estate roads will only make it worse. It would also lead to and cause problems for all highway users, pedestrians of all ages, motorists and also services and deliveries to all the existing properties in this area.

Yours faithfully

Mr D. Jones

30 Norbren Avenue, Bognor Regis, PO21 5HE

Tel No

PS. PLEASE SEE ATTACHED PHOTOS.