

Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex, RH10 1UZ

Mr Michael J Jones
38 Gordon Avenue
Bognor Regis
West Sussex
PO22 9LS

19 June 2019

Dear Sir or Madam,

Planning Application BR/129/19/PL
Proposal: Conversion of single dwelling to 6 No. flats including
rear projection & 2 No. parking spaces

I am writing to object to this planning application in my capacity as a local resident for the area directly next to which the planning application is based.

I have listened to the views of many other local residents; I can confirm that many of them share my concerns that I set out below.

In terms of planning reasons for objection, specifically, I would like to make them on the following grounds:

1. Detrimental impact upon residential amenities

I believe that the proposed development does not respect local context or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment.

The existing house at 75 Highfield Road is characterised by large plots with large spacing between.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, privacy and the right to enjoy a quiet and safe residential environment.

2. Need to avoid town cramming

The proposed dwelling would significantly alter the fabric of the area and I believe would amount to serious 'cramming' in what is a relatively low density area.

The proposal allows much less space for landscaping and I believe that it would lead to over-development of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.

3. Loss of privacy and overlooking

Given that the area covered by the application is surrounded on all sides by residential streets, it is inavoidable that the development, particularly as it will be several storeys high, and much nearer more of the properties when fully developed, will result in a significant loss of privacy and overlooking, particularly for the residents in Gordon Avenue behind it. I remain unconvinced that the developers' proposals will adequately mitigate the very negative effects of this.

4. Overshadowing/loss of light

I believe that with the higher and wider footprint of the buildings as proposed, there is a significant risk that there will be an unacceptable loss of light for at least some of the surrounding residences.

5. Highway safety, inadequate parking and access

The previous house at 75 Highfield Road was a single residential home, which will undoubtedly have had far less parking requirements than the block of flats being proposed to replace it with. Together with the much larger number of residents living on the site if the application were to be approved, this will mean much more of a burden on highway safety.

Because this application is not in the town centre I do not believe that that the development is in line with the requirements for this area as set out in Arun District Council's local plan, specifically that it does not meet the minimum level of car parking set out that new developments should offer.

There is already a severe lack of on-road parking in the Highfield Road area due to existing pressures of current residents and the

sole parking space that will be likely to be added to the property through this development will not remotely mitigate the extra stress this will cause residents particularly in the Highfield Road, Highfield Close and Neville Road areas, not least because a space will be lost to keep access clear for the car to exit the property. This pressure of on-road parking could mean the loss of a valuable residential amenity as well as unacceptable pressure on surrounding roads.

In addition, the area around the junction to the highway from this application is already extremely busy and visibility is quite low on this stretch of Highfield Road, it is my concern that more cars parking along this length may constitute an additional safety risk, particularly as it is so close to where the road over the hill meets the junction between the adopted and unadopted parts of Highfield Road.

Yours faithfully,

Mr Michael J Jones

Resident of 38 Gordon Avenye