



Arun District Council
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11th June 2021

Gavin Oclee-Brown
77 Victoria Drive
Bognor Regis
PO21 2TB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BR/129/21/OUT
Site Address: 26 Burnham Avenue Bognor Regis PO21 2JU
Description of works: Outline application with all matters reserved for up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/190/20/OUT).

Thank you for your internet representation made on 10th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37326

I am asking Arun Council not to grant this planning application in it's current format.

The proposal is for two blocks one block being a 9 dwelling three storey building, the second is for a two storey single occupancy building.

My objections to the application are:

1) Burnham Avenue is a mature residential area with mainly detached or semi-detached residencies, there are no blocks of flats in this road. The HMO shown on the plan to the West of the planning application was previously a care home and now provides temporary accommodation for needy entrants to the UK with communal facilities. There is no comparison to a block of flats with nine individual accommodation units. There are no buildings with three stories of accommodation in Burnham Ave. The proposal is inconsistent with the existing housing in that area of Bognor Regis.

2) Burnham Avenue is a short road not particularly wide with narrow pavements, it is normally heavily parked. At the time of writing this there is a sizable white van (with a damaged passenger window) and a converted large delivery vehicle with a tail lift plus other saloons. The additional cars, should the block of flats be constructed would be a significant hazard to drivers but more importantly to pedestrians. I appreciate the plans refer to a gated parking area but I believe we all know many households have more than one vehicle, to say nothing of the general reluctance of drivers to use a parking area which is down the rear of a building with difficult access. As I have said my concern is for pedestrians. Burnham Avenue is a well used walking routes for young mums with buggies and small toddlers as they walk from the town centre area to the two nurseries that are on Victoria Drive. It is not shown on the plan but Burnham Ave makes a T junction with Victoria Drive approx 50meters West of the property. In addition The Poynings is on Victoria Drive oppose this T junction. The Poynings is a residential home (2 stories set well back) for elderly people, many of whom regularly walk along Burnham Ave to the town centre shops. If the block of flats is allowed to be constructed, it will cause

significant additional traffic, significant additional on road parking which will obstruct the views of pedestrians and will, I believe, sadly lead to serious injury to a young child, parent or elderly local.

3) The other end of Burnham Ave joins Sturges Road, having described Burnham Ave as not wide, it is huge compared to Sturges Road. Please visit the site there is simply no room for additional traffic down this road.

4) The property has a large garden, I can see the commercial advantage to the owners to construct additional property but I do believe it should be in line with the existing properties in the area and be of a size that the local infrastructure can safely cope with. Burnham Gardens (just to the east of the property) is an infill construction, of less density with two storey properties, - perhaps follow this example.

5) I doubt that the existing water/sewerage system would be able to cope with the number of units contained in this proposal.

6) I have no objection to the single dwelling two storey building, as this appears to be consistent with the current housing in the area, but the block of flats is I believe an unreasonable and unsafe application.

If you need any further information from me please do not hesitate to contact me.

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.

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.