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1st October 2020

Nigel Lord
37 Burnham Avenue
Bognor Regis
PO21 2JU

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/190/20/OUT
Site Address: 26 Burnham Avenue Bognor Regis PO21 2JU
Description of works: Outline application with all matters reserved for 10 No. new dwellings consisting of 1 No. 1 bed property, 8 No. 2 bed properties & 1 No. 4 bed property with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT).

Thank you for your internet representation made on 28th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29923

While I recognise that this is a better submission than the previous one, there are still a number of facts that give me cause for concern.

While there is a parking provision for the flats I do not think it is adequate. For example, we are a two-person household and we have two cars, therefore, it is probably safe to assume that there will probably be two or more car for each flat. If more than two people live in each flat this may be more.

This could have an impact on the on street parking, particularly as the plans show there will be two entrances to the site, one for the flats and one for the house, this will in turn take away additional street parking. I am also aware that several households in the vicinity have three or more vehicles.

Where will visitors park their cars?

With regard to parking, this has recently been made worse by the fact that a number of non-residents have started parking commercial vehicles in the area, often overnight and at weekends. This narrows the road and also makes access to properties harder as the visibility of drivers is obscured.

Will the drains cope? I am not sure, there is evidence of subsidence outside number 39, and this subsidence has been patched up but is showing signs of further subsidence.

I notice that there is also a concern that the police have about crime in the area. I have reliably been told that

they will oppose the application if the hedge and wall of the property are not removed. If this happens a valuable habitat for small birds and insects will be gone forever.

While I understand that the building will observe the existing building line and ridge height why do the flats have to be three stories high? This in my view is out of character with existing housing and could lead to some houses being overlooked.

Burnham Avenue is not always a very quiet road, lots of drivers use it as a short cut and often at speeds well in excess of the current speed limit, and with additional traffic entering and exiting the flats this may possibly lead to more near misses or road accidents.

People also leave their cars on the road and walk into town for work or to catch the train. Often cars are parked for a lengthy time when people go away on holiday.

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 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 Development Control 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 Development Control 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.