



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

19th October 2020

MA Burbidge
39 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 up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT).

Thank you for your internet representation made on 17th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30493

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. Just look at Deal House in Sturgess Road, there is no way that should be allowed to happen again. It's a monstrous eyesore. Roof heights and ridge lines can very easily creep upwards and it's easier to ask forgiveness (retrospective planning approval) than permission (advance planning permission).

There are developments of family houses at the other end of Burnham Avenue and just around the corner in Victoria Drive where garden space or similar has been given over to the construction of a small number (2-4) family homes with adequate green space and off street parking which is much more in keeping with the style and demographic of the neighbourhood. More flats are slated for the seafront, we don't need them here as well, we need family houses.

While there is a parking provision for the flats it is not adequate. Most two adult households have two cars, therefore, it is safe to assume that there will probably be two or more cars for each flat. If more than two people live in any one flat this will be more. Several households in the vicinity have three or more vehicles. Where will visitors park?

It is very hard reversing or driving out of one's own driveway as cars and larger vehicles are frequently parked right up to the entrance and people drive down the road far too fast. Soon there will be an accident or even fatally and all those involved in increasing the volume of parked cars will share the blame.

This will have a negative 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 several street parking spaces.

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.

Further, regarding parking, it is increasingly evident that a number of non-residents park 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? There is already evidence of subsidence outside number 39, and this has been patched up but is showing signs of further subsidence. Further strain will cause this to worsen further and again pose a danger to the public for which those involved in the causes will be responsible.

I notice that there is also a concern that the police have about crime in the area. I have heard that they will oppose the application if the existing hedge and wall aren't removed. If this happens a valuable habitat for small birds and insects will be gone forever.

Further regarding green space, the junction of Devonshire Rd and Burnham Avenue floods alarmingly. A larger concrete footprint covering the currently exposed earth can only lead to a drastic worsening of this situation.

And what of the roosting bats? Among of the country's most vulnerable native species, their habitat has already been drastically reduced in this neighbourhood, reducing eco-diversity, can we really afford to further damage it and reduce their numbers?

This is an inappropriate development for this neighbourhood and should be replaced by 2-4 family houses, with adequate and realistic off street parking, smaller concrete footprints, allowing adequate drainage and habitat for diverse wildlife and be much more in keeping with the existing nature of the neighbourhood.

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.