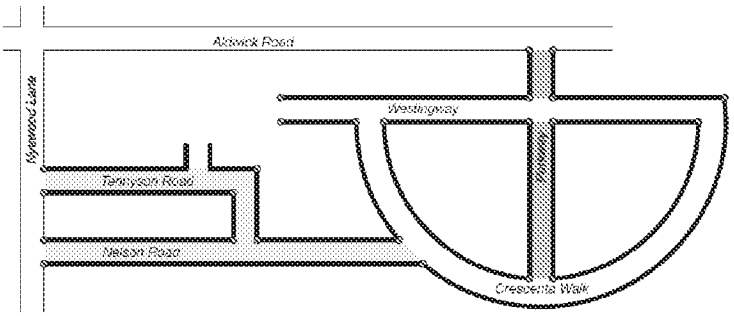

Nyewood Estate & Sunnydale Park Estate Residents Association

Member of National Organisation of Residents Associations

Rambler Cottage, 39 Tennyson Road, Bognor Regis, PO21 2SA [redacted]

22 October 2021

Dear Ms Tomalova,

Objection to planning application BR/201/21/PL Richmond Avenue PO21 2YG

On behalf of the Association and substantial number residents it represents, we would like to, once again, formally object to the above planning application.

As with the previous application BR/176/20/PL last year there are numerous reasons as to why ADC should, once again, correctly refuse this latest application.

We outline the grounds of our objections to the latest application below and in a continuation from our letter to you regarding our objection to the previous application, regrettably we must report that the existing building currently on the plot in the form of a dilapidated and poorly managed HMO continues to cause significant issues for the surrounding neighbourhood mainly centring around the behaviour of the current residents relating to loud music emanating during the summer months, kerbside vehicle repairs late at night and waste management.

The previous application BR/176/20/PL was rejected by you on the following points:

1 The development results in an intensification of use of the proposal site that adversely affects the character of an existing building occupying the site and the character of established residential area which would affect neighbouring amenities and would fail to provide an adequate area of amenity space which would demonstrably harm the amenities of future and existing occupants; contrary to Policies D SP1, D DM1 and QE SP1 of the Arun Local Plan and relevant paragraphs of the NPPF.

2 Having regard to the proximity and relationship of the dwelling to neighbouring residential properties the proposal would create unacceptable living conditions for the occupants of adjoining properties through overlooking the private area of Canberra Court and being overbearing to Ravenna House, in conflict with policies D DM1, and QE SP1 of the Arun Local Plan.

3 The proposed development does not include sufficient residential parking provision to meet the needs of future occupiers in accordance with the residential parking standards in use at the time and this will result in an increase in pressure for on-street parking spaces which will be harmful to

the amenity of existing local residents in the area. No evidence has been provided to demonstrate whether or not there is existing spare parking capacity in the surrounding area. The proposal is therefore in conflict with Arun Local Plan policy T SP1, the Councils Parking Standards supplementary planning document (January 2020) and the National Planning Policy Framework (2019).

4 Insufficient information has been provided to enable the Local Planning Authority to determine the area take up required for an infiltrating surface water drainage solution. The proposal fails to accord with Arun Local Plan policy W DM3 and with the National Planning Policy Framework causing harm to surface water drainage issues.

NESPERA objects to the current planning application referencing the following sections:

Section 1 of the previous rejection:

The new proposal being identical is size and impact as the previous one. The new proposal does nothing to address the comments made in the previous refusal. The addition of the 3 parking spaces actually detracts from the 'adequate area of amenity space' which was a specific reason for failure for the previous application.

Section 2 of the previous rejection:

The new proposal appears to shift the position marginally to the north on the proposed site plan compared to the previous. Despite this repositioning, the building would still 'create unacceptable living conditions for the occupants of adjoining properties' and actually increase the issue of 'being overbearing to Ravenna House' which was a specific reason for failure for the previous application.

Section 3 of the previous rejection:

The provision to the three parking spaces does not sufficiently address the potential for additional road parking by the occupants. While this assumes one car per flat, if there are 2 people living in each flat and they all have cars then that is a further 3 cars that will be parked on the road. Then, if the occupants have visiting guests that wish to spend a day at the seaside, then that is a potential additional 3 cars parked on an already congested street which already has clear and present issues regarding emergency vehicle access. We note in the supporting documentation as part of the proposal that the applicant agents refer to 'masses of on street parking availability'. This fails to consider the effect of seasonal visitors to the seaside who are all predisposed to park as close to the shore as possible. It is not uncommon to see Richmond Avenue West with parked cars bumper to bumper down both sides during the summer months which would make a fire engine's access virtually impossible. Additionally, we did not see the provision of the electric charging points required for all new build applications.

Waste management.

In our last objection we cited the issue of waste management at the current poorly managed HMO at Ravenna House. The owner of Ravenna House, also being the applicant for this proposal, has done nothing in the last 12 months to address the overflowing bins spilling across the pavement and road surface of Richmond Avenue West, for which we provided pictorial evidence of in our previous objection and which continues to be an eyesore for the residents in the road to this day. To provide a recent example of this, in an apparent stunning disregard for public safety, the owner or operators

of Ravenna House saw fit to discard building waste which looked very much like an old asbestos roof from an outbuilding, kerbside on Richmond Avenue West.

The supporting images below were taken on 10/10/2021

We will leave you at the council to determine if you agree these actions as a dereliction of a duty of care to the safety of the neighbours and residents of Richmond Avenue West, Richmond Avenue and Westingway seemingly executed by the applicant and, in the apparent absence of any form of waste management provision as part of the scheme that it cannot be discounted that the intensification of the use of the site combined with the reduction in amenity space on the plot will only lead to refuse from the site as a whole to spill out onto the surrounding streets with increased frequency at not only the local council tax payers inconvenience but also their expense if the cleansing services provided by Arun have to be called into service to clean it up.

Needless to say, on behalf of our residents, you can record this communication as an objection.

Yours sincerely,

The Committee

NESPERA.