

Julian Fletcher
67 Gravits Lane
Bognor Regis
West Sussex
PO21 5LW

Your Ref: OWPC3827
Our Ref: BR/208/14/PL 18-08-2014
Please ask for:
Mr S Davis

11th September 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Construction of 1No. 2 bedroom chalet bungalow
Land adj to 65B Gravits Lane Bognor Regis

Thank you for your internet representation made on 10th September 2014 which has been recorded as '**an objection**' with the comments as follows:

Part 1

Natural light. We will lose significant amounts of natural light. We have an L-shaped kitchen and the central hallway was getting very little natural light. We adapted our house specifically to bring in light from 2 new windows in the side wall of our kitchen and an archway to allow the light to fill the hallway from the rear of the house. The plans show that the new property will extend back to where these windows are. The statement that the new property stops 2 metres short of the end of our property has no bearing on the fact that we will lose significant amounts of light. The sun rises on that side of our property and slightly to the front, so it is the whole house that is the issue.

Developers state that the gap between properties will be made the same as on the other side of our property. This is a cause for concern. We have problems with damp on the other side of our property due to the closeness of the buildings. Clearly adding a property with a similar gap will mean we will have problems with damp on both sides of our property. Currently the sun helps to dry out the side access walkway, with the reduced amount and duration of sunlight, the area will remain damp for longer periods.

Increase in electricity for lighting - loss of natural light means we will have to use our lighting which is an additional expense in electricity.

In the previous planning application we highlighted the lighting issue and were told that "it is only a kitchen". This is very disappointing. It's unfair to dismiss this, we use our kitchen a lot and this is an essential way that we get additional lighting throughout the back of the property.

Property value. We selected this property and paid a higher price for it than others in the same road due to the fact that it was not crowded by a property on one side. If this development goes ahead then our property loses this feature and it is devalued.

Sewerage/waste water. This road already suffers regular issues with sewage system blockages and issues with the pumping station opposite the proposed new property. Adding another property will increase the demands on this system that is already struggling. When there are problems with the pumping system it seems to involve 2 to 3 lorries turning up to run noisy pumps (typically between 12pm and 2am) with another property we would expect this to become even more frequent.

Your views will be considered before the application is determined and I shall write to inform you of

any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration