

**A. R. Vanags
41 Highfield Road,
Bognor Regis,
West Sussex
PO22 8PD**



Dear Sirs,

Planning application for conversion of a single dwelling house into six flats

75 Highfield Road Bognor Regis - BR/215/18/PL

I object to the above application on the following grounds.

Over development of the site

Whilst the creation of small and hopefully affordable homes is laudable, the pressure of numbers is no reason to develop in a manner that is detrimental to both potential occupiers and neighbours.

The owner of No 69 has quite properly objected to overlooking; policy on this has become onerous and will no doubt result in primary upper floor rooms with obscure glazing and inadequate ventilation even where that is not necessary, this will create quite Dickensian accommodation which should not be acceptable a century and a half later. This may have already started as I note one Second Floor bedroom shown without window or rooflight.

Parking

The latest adopted local plan is silent on parking provision, but saved policy Gen 12 still exists from the 2003 plan.

The existing house does just about have two on-site vehicle spaces and thus has a neutral effect. Based upon the adopted parking standard, the flats with the habitable rooms as shown, would demand 10 spaces; this being a maximum to be reduced if justifiable. The standard states that those spaces are to be provided within the layout near to the dwellings.

The application refers to a 'sustainable' location (a very much abused word); in this context I take it a presumption that if no parking provision is made, the occupiers will abandon their cars and cycle or use the copious affordable public transport, a national policy that fell flat on its face a decade ago; it will not happen, a significant reduction is not justifiable and certainly not 100%. I am surprised that WSCC are aware of issues, but are not concerned.

A more modest considered development could easily provide adequate parking on site at the rear and provide space for contractors during the build.

It is galling to note that an agreement to contribute to Pagham Harbour mitigation is already in place, something that this type of development is unlikely to have any effect on whatsoever, yet no consideration is given to mitigating the deleterious effect of increased parking on the neighbouring area.

Yours faithfully

Andrew Vanags

By email