

Debbie Seward
24 Hatherleigh Close
Bognor Regis
West Sussex
PO21 5JA

Your Ref: OWPC20064
Our Ref: BR/219/18/PL 01-08-2018
Please ask for:
Mr S Davis

2nd October 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of 1 No. existing building & erection of 2 No. 2 bedroom & 2 No. 1 bedroom dwellings.

9 Westloats Lane Bognor Regis

Thank you for your internet representation made on 1st October 2018 which has been recorded as '**an objection**' with the comments as follows:

I wish to raise an objection due to the potential loss of privacy on the neighbouring properties located at the rear of the development. The applicant states in the Design Access Statement that the building has been designed so as not to overlook adjoining properties - however this is not the case as the proposed development's footprint is double the size of the existing structure and is situated towards the rear of the site to allow for parking at the front - it is evident from the plans that the upstairs windows will overlook the back of the properties located at the rear. From the plans provided two of these windows will be bedroom windows but my main concern is the lounge window from the upstairs flat which will be the main living area and therefore in constant use.

It is noted that the applicant has stated in the Landscaping Strategy that they would look to retain the existing bay laurel tree which is located on the communal space at the rear of the site - whilst this does offer some privacy to both existing properties and to the newbuild houses, it is not guaranteed that this tree will remain once building commences.

It is also noted that the Planning Officer has already raised a query regarding the use of an area of land at the rear of the gardens and back edge of the site. Is it feasible that this area could be utilised for the planting of mature trees to provide the required privacy for both the residents of the existing properties and the new residents?

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website

and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning