

Miss R Lovett & Mr N Woodruff
26 Arun Road
Bognor Regis
Po215pd

Your Ref: OWPC18684
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

8th June 2018

Dear Sir/Madam

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

Erection of 3 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

Land to rear of 41 - 47 Pevensey Road Bognor Regis

Thank you for your internet representation made on 7th June 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis

We strongly object to the revised plans, the points Mr Harverson made about reducing the number of dwellings and by doing this then being able to move all of the car parking spaces and separate garage out of the two protected tree RPA's have still not been achieved.

The architect has still for some reason left the parking spaces and the detached garage exactly where they were before, still on top of the protected trees roots, still exactly where Mr Harverson requested them to be removed from!

We object to plot 3 being built so close to the protected trees and still having the parking bays and detached garage on top of the roots this will damage them and harm the trees. The protected trees will also still cause intense shading of gardens especially in plot 1 & 3, as objected to before, as the Oak and Horse chestnut tree especially are growing in height & density all the time so the new occupants can ask for them to be cut down as natural light can't get through due to the sheer size of them.

The large mature trees have been prominent and enjoyed in this area for many years and long before the applicants decided to remove their back fences and take over the area to use as their own.

The council issued protection orders for these trees for a reason, as they are of great amenity value and can be seen from many surrounding roads. They add great character to the area and encourage wildlife & are home to various nesting birds.

Mr Harverson requested a east to west cross section drawings as he didn't think a "no dig"situation was viable for the parking bays because of the levels. Is this online anywhere yet for the new tree officer to follow up?

The proposed new dwellings will be higher than our house and their windows and doors on a higher level due to the flooding issues this site has, we would feel overlooked due to the number of normal glazed windows the houses would have, also the raised decking would look into our house.

Nobody can plant any trees for screening from each other for any privacy, as to not cause any damage to the water pipe that runs all along the southern boundary of our garden as stated by ADC drainage engineer.

The land levels have still not been taken, towards the bottom half of garden in 45 its so overgrown and has been for many years it would be impossible to see anything let alone measure levels, the piped drain ,pond and the ditch that is in the end of number 45's garden is also hidden somewhere in there.

In number 45 it is extremely low towards the end of their garden directly behind our fence and a huge dipped area and at number 43 it is the opposite, high ground at the back and runs downhill towards their house. So without altering the existing land levels they have

now it's not going to be possible to create a row of terraced houses with gardens level with each other.

As these houses & gardens immediately behind us already flood with heavy rainfall as highlighted in 2012 floods, The ADC drainage engineer has previously already said that no land level changes should be made on this land, due to moving surface water onto surrounding residents and increasing the flood risk to our properties.

We strongly object as it still hasn't solved any of the issues with new buildings and car parking spaces being built extremely close to highly valued protected trees in the landscape.

Kind regards

Miss R Lovett & Mr N Woodruff

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 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. 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