

Joseph Borg
39 Pevensey Road
Bognor Regis
PO21 5NS

Your Ref: OWPC19022
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

2nd July 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 29th June 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir

I wish to strongly object to the planning application that is next door to my garden for the following reasons,

1. The plans have hardly changed even though the plans have been reduced by one dwelling the architect has put a double garage with study in its place, in turn the houses are still too close to the trees. The 2 protected trees will still have plot 3 on top of their roots and the parking bays are still also on top of protected tree roots. The trees need to be much much further away than 5 metres from dwellings as they are 16-18 metres high. The 2 extremely large trees in question are in my garden they have tree protection orders on, they were protected by Arun council just a few years ago as these trees were in danger of being lost yet again.

These two trees run just behind the boundary fence, that separates my garden and the proposed houses, if the houses were to be built these tree roots would be damaged and the trees would be killed this is not acceptable. Both myself and all the surrounding neighbours want to keep the trees as they bring great character to the area and can be seen from many surrounding roads. We don't want to lose them.

The ADC tree officer Mr Harverson has already strongly objected to this development many times before for the same reasons as everybody else, he can see that the houses would be far too close to both protected and unprotected trees, also as the trees are extremely large they will cause intense shading to any new properties as they would have to be built so close to them due to lack of space. He has objected time and time again but his opinion seems to be disregarded.

Why was this planning application not refused last year after the two strong objections from both ADC tree officer and ADC drainage engineer?

The land levels that surround the trees at the moment would have to be altered for any new development this is also damaging for the trees.

2. I moved to this house due to the openness of the properties and gardens and do not wish to be once again living with houses overlooking my garden and blocking out not only the light but spoiling something quite unique. The whole area will be totally ruined and will not fit in with the original layout.

3. This immediate area is at a high risk of flooding of surface water as highlighted by many other residents, to make way for 3 new houses they would be taking away up to 20 large trees that at present soak up gallons of water through their roots and adding more houses and tarmac is only going to make matters worse for existing residents.

The drainage engineer Laura at ADC has flagged up the many problems these two gardens have with drainage/land levels etc, also Mr Caan from ADC drainage has previously commented and objected to many other problems this site has, how many more

professional people and members of the public need to object to the same thing?

Everyone is commenting on the same issues this area has.

The gardens in number 43 & 45 are not level with each other so land levels would have to be altered this will add flood risk to surrounding properties.

5. The proposed houses would be much taller than my property which is a bungalow. It would feel very overbearing in my garden and is unneighbourly.

Regards

Mr J Borg

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