

Amanda Evans
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19 Richmond Avenue
Bognor Regis
West Sussex
PO21 2YE

Your Ref: OWPC24628
Our Ref: BR/248/19/PL 27-08-2019
Please ask for:
Mr S Davis

16th October 2019

Dear Sir/Madam

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

Alteration to the existing building to provide 6 No. additional bedrooms with en-suites to include two storey rear extension & conversion of 2nd floor loft space & dropped kerb.

Homelands Care Home 21-23 Richmond Avenue Bognor Regis

Thank you for your internet representation made on 15th October 2019 which has been recorded as '**an objection**' with the comments as follows:

I live next door to the property and make an objection to the proposed extension on the following grounds

Appearance of the area

The plan constitutes over-development of the site and area generally. The area has already suffered from additional development by the erection of a 3 storey building on Aldwick Road, to the rear of my property. Erection of this 2 storey building to the right of my property will be another intrusive addition to the area with me gradually being closed in by tall buildings in my ground floor flat.

The existing property is externally in a state of dis-repair on the side that overlooks my property. Paintwork is in desperate need of maintenance and broken windows remain unrepaired. This affects the appearance of the area & I am affected by having to look at the decay directly from my property. Changes to the front of the property have been carried out in to low standards and in remain incomplete with holes left in public pavements.

I expect the extension will suffer from the same lack of maintenance, lowering the appearance of the area and adding to my unsightly view.

Effect on daylight and privacy of existing property.

My ground floor property already suffers from light loss in the kitchen and bedroom due to the height and proximity of the existing building on the site. The height, length and proximity of the proposed extension will considerably reduce the level of daylight into my living room, which is the only room in my property that currently enjoys sufficient lighting. The proposed loft extension with dormer windows would result in my bedroom being directly overlooked, resulting in privacy loss. Installing additional shutters or blinds to my windows to compensate would result in total light loss in this room. The height of the extension would also plunge areas of my garden into shade, impacting me by not being able to use the garden in the same way I currently enjoy.

Noise, disturbance and smells resulting from the proposed development

The additional bedrooms means an increase in resident No's adding to noise & disturbance. Current residents enjoy spending time outside. I over-hear activities, conversations and who has become confused and needs assistance. Hearing neighbour's activities is part of living however when neighbour's numbers are considerably larger than usual, due to the property being a people based commercial one this disturbance is considerably larger and if the number of residents increase, the noise and disturbance will

increase.

The nature of residential care is that residents suffer from a variety of health conditions including those that can lead to a person becoming confused and distressed. I am able to hear residents and staff professionally handling these situations, which is not helped by lack of maintenance such as broken windows. I expect this will increase with the proposal of additional bedrooms close to my property.

Living next to a people based commercial business means that currently there are more, consistent smells than there would be living next to a residential household. Daily laundry and cooking smells are noticeable and these will likely increase if resident numbers increase. There is obviously an expectation that the number of visitors will increase due to the plan to increase parking facilities as part of the development. The increased disturbance that is likely, is not possible for me to assess and state, but I am in no doubt there will be an impact.

In this part of Richmond Avenue there are 3 care homes & community centre. Expansion of these businesses including this one need to be considered against the needs of residents who would prefer not to live in an area that is dominated by commercial businesses.

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. 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