

Paul McCormick
24 Hampshire terrace

Portsmouth
Hampshire
PO1 2QF

Your Ref: OWPC16595
Our Ref: BR/280/17/PL 10-10-2017
Please ask for:
Richard Temple

15th December 2017

Dear Sir/Madam

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

1 No. dwelling. This application may affect the setting of Listed Buildings & affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

Land adjacent to 8 Mead Court Mead Lane Bognor Regis

Thank you for your internet representation made on 14th December 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1. I am the owner of 7, Mead Court, Mead Lane, Bognor Regis, PO22 8BL.*
- 2. The proposed development at 8 Mead court is very close to my property. Pedestrian and vehicular access to the proposed development would necessarily be over land owned by me to the front of 7, Mead Court. I object to the proposed development at 8 Mead Court for the planning reasons listed below.*
- 3. First, the development is in a Conservation Area. It would certainly not enhance the site. On the contrary it would be detrimental to the visual appearance of the site.*
- 4. Situated as a squat 2-storey addition at the western end of a row of well-designed 3-storey terraced town houses it would throw the aesthetic equilibrium of the whole 8 terraced building out of kilter. It would make it look asymmetric by adding a building to one end of the terrace without a matching one at the other end making the whole terrace look lopsided. It certainly would not "blend" in as the Design Statement suggests. It would stick out like a sore thumb. The fact it was at a different height would draw the eye towards it and highlight it.*
- 5. The proposal would take the (new) end of the terrace too close to the alternative historic wall and spoil the view of its contours. It would look artificial and crammed-in. Part of the conservation attractiveness has to be architecturally-pleasing use of space to help define contours and boundaries and gaps between buildings and to 'frame' them. This development proposal overlooks the need for such good design features.*
- 6. The proposal would create an oppressive bulk or mass which would become a focal point. It would spoil the look of the buildings all around it and diminish them. This would include adversely affecting the setting of the listed buildings.*
- 7. It represents an over-development of the site and one that would be prejudicial to the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area.*
- 8. The existing 8-row terrace is a good modern design and this insensitive extension is hostile and alien to the original design concept of the existing building. It looks odd and ill-fitting from the front elevation, the side elevation, and the rear elevation.*
- 9. The proposal represents an unacceptable intensification of the use of the site which would generate a large increase in vehicular and pedestrian movement across the access*

route from Mead Lane. The parking position is already tight in that area. There are a couple of tight turns, some pinch points, and little room for manoeuvrability.

10. There is also a risk of overspill from 8, Mead Court, with vehicles parking on the frontage land owned by myself and the owners of the other houses in the terrace which could create a parking nuisance.

11. Contrary to what is stated in Section 6 of the Application there would need to be creation of rights of way.

12. Little information is provided in the Drainage Statement. There would be a risk of additional surface water being generated with possible run-off towards my property.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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