

Simon Davis

From: Simon Davis
Sent: 04 March 2014 17:14
To: 'Sally Nelson'
Subject: RE: Bickley Court Richmond Avenue Bognor Regis PO21 2YD

Dear Mr and Mrs Nelson,

The planning application has not yet arrived on my desk (but I am expecting it to be passed through to me today/tomorrow) so I am unable to give a full response at this time. However, I confirm that I will treat your email as an objection to application BR/317/13/ (unless you ask me otherwise not to), that I will take note of your comments and that I will seek confirmation from the applicant as regards your points. With regard to your items 5 & 6 i.e.

5. "There are five estate agent hoardings on Richmond Avenue - the back of the property. They are unsightly. Furthermore with forty flats to rent or let THEY WILL ALWAYS BE THERE! The agents that have 'let' a property have kept a sign up for longer than the permitted two weeks."
6. "The surrounding land has been left is full of litter and rubbish with no pruning or maintenance at all, and I have even seen a rat in one of the bushes. Furthermore tenants have erected or are planning to erect ugly latch panels above the 1metre height for properties near roads. One tenant when he found out he owned the land removed all the landscaping and has filled the land with rubbish - for months!"

..... if you wish, you can raise these as a complaint for our enforcement officers to follow up on. More information including the online form is available here [REDACTED]

I would also add that the age restriction was removed from the flats by application BR/314/12/. Whilst the flats may be owned by the Armed Forces & Veterans Estate and therefore I would imagine are being offered to former soldiers etc, there is no planning restriction that prevents sale or letting to the general market. With regard to parking, I am only able to have regard to the parking requirements of the 3 flats that application BR/317/13 relates to (but I will take account of the existing parking provision). There is nothing I can do with respect to the parking needs of the other existing flats. If you consider that the parking situation is causing an obstruction then please contact the police and also consider speaking to West Sussex County Council Highways.

You are entitled to take the matter up with councillors and/or your MP if you wish to. I would suggest though that you raise it with councillors first and approach the MP if you do not feel like you are getting the support that you need from councillors. You are also entitled to submit a petition if you would like to.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
visit Arun's web site at www.arun.gov.uk

P Save the environment - think before you print.

From: Sally Nelson [REDACTED]
Sent: 04 March 2014 16:33
To: Simon Davis
Subject: Bickley Court Richmond Avenue Bognor Regis PO21 2YD

Dear Simon

We have recently become residents in Richmond Avenue and we are concerned at changes of the **planning permission** to what we perceived to be given to or are going to be given to a property opposite us:

Bickley Court, Richmond Avenue, Bognor Regis, PO21 2YD

We were led to believe:

1. (from the plans displayed in their foyer many months ago) that the flats were going to be maintained and occupied by residents of the Armed Forces and Veteran Estates 3 Hansard Mews Holland Park London W14 8BJ.
2. that all apartments would have an allocated parking space.
3. that the occupants would access the property from the OFFICIAL FRONT of the property on the un-named from parallel and between Richmond Avenue & Aldwick Road
4. that the flats would not be sold, let or sub-let to the public
5. no 'estate agent advertising hoardings' would be placed at the rear of the property (that is on Richmond Avenue).
6. All the land surrounding Bickley Court would be maintained by 'Armed Forces and Veteran Estates' and not sold off to occupants and/ or left completely unmaintained.

However since the plans were displayed we have become concerned about the following changes/ actualities taking place.

We respond with the numbers corresponding to those above.

1. Flats are being sold to the general public and not ex-military
2. The forty (40) apartments do not all have parking space. The new tenants (they are only a few) are accessing the previously rarely-used Richmond Avenue entrance. The *already* congested Richmond Avenue could have up to 80 more cars in it (based on two cars per household). This will be a huge problem for Richmond Avenue which already has a large number of 'house to flat conversions' and very little parking and almost no off-road parking.
3. see item 2 above
4. There are flats being sold and rented on the open market.
5. There are five estate agent hoardings on Richmond Avenue - the back of the property. They are unsightly. Furthermore with forty flats to rent or let THEY WILL ALWAYS BE THERE! The agents that have 'let' a property have kept a sign up for longer than the permitted two weeks.
6. The surrounding land has been left is full of litter and rubbish with no pruning or maintenance at all, and I have even seen a rat in one of the bushes. Furthermore tenants have erected or are planning to erect ugly latch panels

above the 1metre height for properties near roads. One tenant when he found out he owned the land removed all the landscaping and has filled the land with rubbish - for months!

Our property already faces being overlooked by a 3-story multi-occupancy which is bad enough but acceptable as the building already exists, however all of these other problems has left us with no other choice but to write to you. I hope this is the right course of action. If not please inform us what is, as if need be we will write to: District Councillors (Andrew Evans & James Brooks); County Councillor (Ashvin Patel) and Nick Gibb MP. We are also considering a local petition but hpe it will not come to that.

I do hope you can help

Many thanks & kind regards

Dan & Sally Nelson

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