

Mr and Mrs P.J Davey
112 Gravits Lane

PO21 5LW

Your Ref: OWPC17845
Our Ref: BR/35/18/PL 01-02-2018
Please ask for:
Mr S Davis

9th April 2018

Dear Sir/Madam

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

2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store.

Car Parking Site Adjacent to 112 Gravits Lane Bognor Regis

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

We note from your correspondent, Clare Sutton, that there is 'no right of access' to the 'garage' at the rear of our property -112 Gravits Lane. This access has been in existence for a known period of at least 22 years and anecdotally for a period of at least 5 years prior to that and therefore subject to a prescriptive easement. Furthermore, at no point throughout the period of at least 25 years has there been any objection from the council to such access being maintained, and indeed when residents have made complaints regarding anti-social behaviour etc. preventing the use of the car park for its proper purpose, the ownership and liability has repeatedly been disputed until such time as it was necessary for the support of the introduction of the home zone for which extensive consultation was sought and agreed to on the grounds of residents' objections being appeased, including the reduction in parking which many residents chose to appease from their own costs by losing their front gardens rather than subject their vehicles to the vandalism which had been a constant in the years prior.

Contrary to the comment submitted and 'satellite image' obviously sourced from google at a time when no cars were parked where the block in the road exists: the area to the left of the image where there are parking spaces at the 'block' is usually full, and the area in front of our property (also curiously not showing our car parked in front of it, or any others on the road in the terrace) fails to show the real situation of what would result in a cul-de-sac without the turning-circle usually provided. The reality with the current parking arrangements, excluding the car park (which would be totally blocked) would be an extension of the light grey area of the road on the image from left (SW) to right (NE). This would provide no reasonable scope for turning any larger vehicle and a constant nuisance, beyond what is currently experienced within the carpark area due to outdated maps, from cars performing multiple-point turns to seek alternative routes.

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