

Mr Leigh Lester
Merryfield
Town Cross Avenue
Bognor Regis
West Sussex
PO21 2DN

Your Ref: OWPC244

Our Ref: BR/41/13/

17-02-2013

Please ask for:
Mrs S Leeson

22nd May 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolition of existing buildings and redevelopment of the site with 6 No. two bedroom dwellings

Land to the rear of Holmlea Town Cross Avenue Bognor Regis

Thank you for your internet representation made on 21st May 2013 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam,

RE: 'Proposal Demolition of existing buildings and redevelopment of the site with 6 No. two bedroom dwellings - Land to the rear of Holmlea Town Cross Avenue Bognor Regis PO21 2DN'

I would like to strongly oppose the plans to build six new two story houses on the factory site behind 'Merryfield & Holmlea Town Cross Ave'. I am therefore, fully against the plans and request that you reject them.

My main reasons to strongly object to the building of these houses are as follows:

Privacy of mine and my neighbour's properties as well as the level of daylight

- One of the houses will be fully looking at the rear of my home (5 windows in all) and overlook the rear of my garden (the only private part of my garden now due to other houses being built a few years ago next to my home 4 in all).*
- This house will also overlook my next door neighbour 'Holmlea'.*
- Three of the houses will be fully looking over the rear of my neighbour's gardens in Essex Road (9 windows).*
- The factory currently is only one story high and these houses are to be two story with windows overlooking and removing all our exciting privacy.*
- The rear of my garden will also have reduced daylight.*

Disturbance, noise & smell

- Due to the factory being a quiet place and we are surrounded by the walls of the building, without windows, thus not being overlooked at all, we have privacy and are protected from being disturbed.*
- The six new houses will bring six new families which in itself will cause noise and disturbance.*
- The end of mine and my neighbour's garden will be open with the factory removed and there will only be a fence between access to my garden and the six new houses via the new road and new parking for the houses.*
- In the plans they have placed 'bins' at the end of my next door neighbour's garden, which is next to the end of mine - this in summer will cause smells as they are not just from one house but looks like the six or at least three!*
- Also, this will cause disturbance due to them being visited on a regular basis causing*

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noise etc.

- Please also bear in mind that this will also cause a security issue to our properties as the bins are easily climbed on and then they have easy access to the rear of our gardens.

Design, appearance and layout (traffic)

- The layout of the new houses means that they overlook most of the existing gardens in the area.

- However, they have less windows overlooking themselves, then they do our gardens and homes, nice for them but not for us.

- The new road access to them will be at the side of my next door neighbour's home. This will cause her added noise and disruption as with the increase of cars etc. Also, the road itself will be extremely slim less width (barely enough for a van) and I would fear for my home and fences with increased traffic from the new houses if I were her.

I look forward to your reply and urge you to reject this 'crammed in' proposal for the sake of the neighbours who live and enjoy the current peace of their last few areas of their homes/gardens where they are not currently overlooked.

Yours faithfully,

Mr Leigh Lester

'Merryfield' Town Cross Avenue, PO21 2DN

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

Karl Roberts

Assistant Director Planning & Economic Regeneration

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