

Mr Timothy Hitchcock
82 Annandale Avenue

Bognor Regis
West Sussex
PO212EX

Your Ref: OWPC17867
Our Ref: BR/42/18/PL 08-02-2018
Please ask for:
Mr S Davis

10th 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 flats, one on first floor & one on second floor over existing single storey flat.

86 Annandale Avenue Bognor Regis

Thank you for your internet representation made on 9th April 2018 which has been recorded as **'an objection'** with the comments as follows:

I was deeply dismayed to read the planning application to further extend and develop 86 Annandale Avenue beyond the already granted planning permission, as this takes the agreed proposal from a sensible development to one that shows complete disregard for neighbours to the point of contempt.

Both 84 Annandale Avenue and my own house (82 Annandale Avenue) will be completely overlooked by 6 windows and 4 Velox style roof windows. 84 Annandale Avenue will have windows looking straight into 2 bedrooms, kitchen and down stairs study. Whilst 82 will lose privacy in 1 bedroom, bathroom, kitchen, sunroom and patio area.

Over development in Longford road near the railway station with no provision for parking has already contributed to severe parking problems as residents of Longford road are forced to find parking spaces in Annandale Avenue causing frequent arguments as people disregard the existing parking restrictions, parking in front of drives and on the ghost island provided to aid cyclists and pedestrians to cross the road. 86 Annandale Avenue has no street parking outside and the claim that its residents won't have cars is frankly ridiculous. There is a solution to the parking problem in that there is plenty of land at the side and rear of the existing house, which the developer should be required to make available to the residents of the proposed flats. This is an opportunity to create a problem that won't go away or provide a solution at the outset.

The design philosophy used by the architects is at best flawed, at worst a work of fabrication with regard to the development not having an adverse effect on the existing residents. 84 and 82 will as already mentioned suffer a massive loss of privacy, whilst the garden of 84 will become claustrophobic and completely overlooked.

The proposed development will have an adverse effect on the existing surroundings, in that it will diminish the quality of life for neighbours by being overlooked and there being no provision for parking.

But I believe in the planning department's ability to do the right thing by both the developer and the neighbours by using the following suggestion to modify the development in a manner that will satisfy all party's concerned. The development above the single story extension at the back of the house should be restricted to the addition of only one extra story, using the current style of false roof to lessen its impact with no windows overlooking 84 and 82 Annandale Avenue, roof lights can be fitted to provide adequate natural light into the flat. Reducing the rear extension to a ground and first floor does away with the need for windows overlooking the neighbour's houses and reduces the impact a taller building would have on light entering the garden of 84. Parking provision must be made as both recent and as yet unfinished nearby developments are already putting unreasonable pressure on the current parking provisions.

By making these changes to the current planning application the planning department will

be seen to work with both the interests of the developer and local residents in mind to achieve a good result for all concerned and meet government requirements to provide additional housing.

Kind Regards.

Tim Hitchcock

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 to 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