

Schinas family
35, Burnham Avenue

PO21 2JU

Your Ref: OWPC21916
Our Ref: BR/49/19/OUT 13-02-2019
Please ask for:
Mr S Davis

1st April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings.

26 Burnham Avenue Bognor Regis

Thank you for your internet representation made on 31st March 2019 which has been recorded as '**an objection**' with the comments as follows:

1) The proposal is completely out of character with the neighbourhood. The proposed buildings will dominate the entire street. At the back, they will overlook hitherto secluded properties in Burnham Gardens, creating an invasion of privacy.

2) The development is far too intensive.

The flats constructed elsewhere in the street should not be taken as setting a precedent for further development. The intrusion of clumps of 1 and 2 bedroom accommodation amongst the Edwardian homes should be lauded as an example of the way in which islands of student accommodation and care facilities can be inserted in an existing estate - but if the balance is tipped too far and those 'islands' predominate, then the entire character of the area will change.

This change will not only be visual but also social. Last summer we were witness to a violent altercation between men living in one of these flats, v. residents from elsewhere in the road. We have been told that other fights have occurred. The placing of a 22-flat complex alongside a house already divided into 16 one-bedroom units could easily exacerbate this problem.

Burnham Avenue has already accommodated its full quota of care facilities and flats, and this fact should be acknowledged.

3) There is no parking on the site. Therefore, 22 new households would be attempting to park in the street outside the new flats - and, to be frank, there are seldom 2 free parking spaces available here, never mind 22.

Ideally, we would hope that the community as a whole will soon abandon the use of private vehicles and move towards the use of public transport, but before this can happen public transport will need to be improved and made affordable. To approve a development which depends upon the implementation of these measures would be very rash.

4) The development will lead to a reduction in the value of the surrounding houses.

The applicant grew up in the house adjacent to 26 Burnham Avenue, and, until very recently, his mother, Janet Cole, was still the owner of that house.

Roughly 4 years ago, an application was made to demolish 26 and build 8 or 9 flats. The people most vociferous in their objection to this plan were Janet Cole and her son, Christian - ie. the current applicant! Christian subsequently bought the house, with the approval of other local residents, and he told us that he had done so specifically to prevent the planned development. We recall him saying that the destruction of the old house would be "criminal", and he also referred to the fact that the creation of the flats would

lower the value of adjacent properties. Thus, it is rather ironic that he should now be seeking permission for a development which is twice as intensive as the previous plan.

5) One questions whether adequate thought has been given to sewage. After a heavy rain our drains sometimes back up. We have been told that this is due to the increased load on the municipal drain under the road. 26 currently has a large garden, and covering it with concrete, in the form of buildings, will aggravate the problem of water run-off. Sewage from 22 extra homes will also add to the load.

6) The plan involves the destruction of an Edwardian building, and one which is reckoned to be the finest in the street and perhaps in this entire estate. The garden at 26 is very large, and adjacent to the house, fronting the street, there is an area of land easily big enough for another detached house. The applicant would find better favour with his neighbours if he presented plans for a building here.

7) The proposal has not been properly advertised. There is no notice outside the building, and we, who live opposite, knew nothing about it until three days ago! This secrecy unfortunate and unacceptable.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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