

Mr J Mersey
8 Devonshire Road
Bognor Regis
PO212SX

Your Ref: OWPC21908
Our Ref: BR/49/19/OUT 13-02-2019
Please ask for:
Mr S Davis

PO212SX

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 30th March 2019 which has been recorded as '**an objection**' with the comments as follows:

I wish to object in the strongest terms to what can only be considered an unsuitable and greedy application that has no regard for current residents in the immediate vicinity.

- 1. No planning application notices have been placed on or near the site, so this development remains unknown by many people who will be affected by it. This is unreasonable and unfair.*
- 2. The construction of this number of dwellings with no associated parking is irresponsible, even a conservative estimate would add more than twenty cars to current on street parking which has no further capacity. Other developments, closer to the town centre have provided parking for residents and therefore not caused parking issues (two significant examples in the adjoining Sturges Rd).*
- 3. The scale and type of development is completely out of step with the residential road in which it is proposed, which consists of detached and terraced houses; there are no other developments of this type - probably because it is unsuitable and out of character.*
- 4. The proposal presents serious drainage issues which have been ignored in the planning.*

Despite the application stating that it is not liable to flooding, having walked past the plot on an almost daily basis for more than 20 years, I can confirm that standing water can often be seen on the site during wet weather, the circular access cover directly in front of the plot at the junction of Burnham Avenue and Devonshire Rd leaches water after heavy rain, water comes up from the closest gutter drains and the gutters at the connecting end of Devonshire Rd contain standing water for much of the winter as drainage in the locality is already poor. The construction of two oversized buildings on land which currently struggles to absorb rainwater when it is a grass garden is irresponsible; a recent application in Devonshire Rd was halted for this reason and that was significantly smaller than this one. A soakaway is insufficient to absorb the additional water and surely the architect should have been able to understand this. The access road to Burnham Gardens, just one property away often floods, so this looks like very poor planning.

5. Safe access for the fire service does not appear to have been provided, due consideration should also be given to the block of flats visible from the plot but not shown in the plans as the increase in population density as well as fire risk from adding so many dwellings is also relevant.

6. The biodiversity claims are untrue; I have seen bats flying over the site and there is roosting available to them in the current structures, I have seen smooth snakes, grass snakes and slow worms in my nearby, smaller and much more cultivated garden, so I do not accept that there would be no chance of them living on the plot, which also has hedgehogs present. It would appear that false information has been given in the

application in order to avoid the need for carrying out appropriate biodiversity studies.

7. The small size and density of the individual dwellings, with no communal space has the potential to contribute to an increase in anti social behaviour; too many people in crowded conditions with no shared space could lead to increased public order offences.

8. The size of the construction and overlooking, particularly of the neighbouring detached and and bungalow means there is a good chance this development will prevent the occupants going about their day-to-day business unaffected by the development.

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