

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 16 February 2022 17:42
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: 83 Aldwick Road - Application Ref: - No. BR/4/22/PL - PO19 2NT, West Sussex
Importance: High

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Dear Ms Tomalova,

Subject : Application Ref: - No. BR/4/22/PL - 83 Aldwick Road, Bognor Regis, PO19 2NT, West Sussex

Thank you very much for providing the opportunity to respond to this renewed Application Ref BR/4/22/PL.

We do appreciate that these new plans have now taken into consideration some of the serious concerns we previously raised, in particular regarding privacy, air and light, in respect of Westminster House, No 81 Aldwick Road, and for this we are very grateful.

We have not received any dialogue from the owners / developers of this particular site, located immediately adjacent to our property, and as such we are not in a position to fully understand their final proposed development, nor how this proposed development will impact on our property, which has common walls and a common boundary.

We also do not have any information about the building period, the noise and air pollution mitigation, and assurances that this proposed development will not negatively impact No 81, nor the quality of living for all of the occupants in our adjacent building, in any way, nor how the concerns previously expressed will be resolved.

We would also like to see assurances that the design and final layout of the proposed development will not be modified or changed during the approval process, and the construction stage, such that any such changes or modifications will have any adverse impact whatsoever, on No 81 Aldwick Road.

For all of these reasons mentioned above, it is not possible for us to support this proposal at this time.

Some of our other concerns remain unchanged. For your information, please see below, a copy of our initial response to the first Planning Application, which we sent on April 27th 2021.

Our appreciation once again for having been given the opportunity to comment.

Yours sincerely

Andrew and Hilary Wilkinson

[Redacted Signature]

From: Maria Tomalova

Sent: Tuesday, April 27, 2021 11:23 AM

To: [Redacted]

Subject: RE: Application Ref: BR/79/21/PL - 83 Aldwick Road, Bognor Regis, PO19 2NT, West Sussex

Dear Mr Wilkinson,

Thank you for your email.

I have forwarded your objection to be uploaded on our website.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: [REDACTED]

Sent: 27 April 2021 11:12

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Application Ref: BR/79/21/PL - 83 Aldwick Road, Bognor Regis, PO19 2NT, West Sussex

Importance: High

Dear Ms Tomalova,

We are the owners of property 81 Aldwick Road, Bognor Regis, PO19 2NW. Our property is neighbouring the subject property, located on their East side.

We recently came to learn of another recent application for the development of an HMO at the property neighbouring ours, ie: to be located at no 83 Aldwick Road (ref : BR/79/21/PL).

Unfortunately the owners / developers did not make any contact with us prior to this Application being submitted, or we may have been able to discuss their proposals with them and try to find a mutually agreeable resolution.

We are unable to establish how much disturbance the development will cause to local residents, in particular the families living in No 81 (air pollution, noise, construction, etc..etc...)

We did make contact twice more with the owners in early April to establish a communication but to no avail. Again, our intention was to try to find a resolution agreeable to both parties.

We have some very serious concerns regarding the proposed development at No 83 Aldwick Road, and wish to raise our **Formal Objection to this development**.

Regarding the proposed development Ref: BR/79/21/P :

1. The proposed increased height of this building will very significantly block the views, light and air, to the residential flats in our building (No. 81). The residents in our building are generally young families / professionals.
2. The privacy to these flats will also be adversely impacted. In fact we have already had concerns expressed by tenants in our flats that if the proposed increased height of building at No 83 were to proceed, they plan to vacate our property. Their views from their flats have always been far reaching. (see photos View from Flats...001 to 003).
3. The proposed introduction of additional windows facing from No 83 to No 81 will also negatively impact privacy.
4. These problems are further accentuated by the close proximity of building No 83 to our building no 81 (see photos / plans Driveway and Boundary Wall)
5. We are very concerned that the introduction of this HMO for 16 single people (16 beds), most likely single, low income, men, will create a serious negative social imbalance in this area.
6. The proposed reduced size of the ground floor shop /office is significantly smaller than existing, in a High Street area where ground floors are meant to be shops, businesses and commercial. Whilst this may not necessarily be a current problem, it could lead to further developers applying to reduce existing commercial areas, or infact converting them entirely into dwellings. The ADC will be setting this as a precedent.
7. No car parking area is made available for the 16 proposed residents.

Other concerns expressed are as follows :

1. The design of the HMO introduces 16 small individual bedrooms with en ensuite, some as small as only 8 square metres. The loft rooms are even further reduced by the restricted ceiling heights, allowing very little comfortable living room.
2. These Social and HSE problems are exacerbated by the very small, singular, communal area offered, to the 16 residents. There is only one communal sitting area / combined kitchen / combined dining room, of approx. 42 sq. mtrs, hence only 2.62 sq. mtrs per person, to cook, eat, relax and socialise. This before any visitors or guests attend.
3. The dining facility is shown as 8 seater, whilst the social setting is shown as only 10, although the proposal is for 16 individual residents (before guests).
4. There is very limited food/utensil storage and meal preparation areas available to all of the 16 residents. In normal circumstances this could be a problem, however under the recent and current conditions of 'lockdown' and serious social restrictions, this could be a major, longer term problem for the 16 residents.
5. It would not be possible for the 16 residents (plus visitors/guests) to maintain any form of 'social distancing' even though they may work and socialise in very different locations.
6. Only 4 bins in total are shown (for both kitchen and recycle waste), located on the fence line between no 83 and 81, and whilst it is very easy to increase this number, there have already been complaints from residents in our building of rubbish and other trash thrown over the fence into our property.
7. It would be very important to ensure that the proposed 16 bins (and bicycles, etc...) would not be kept on the pavement, and if they can be easily moved from the pavement, along the very narrow alleyway alongside the west of this building, and into the rear of the property.
8. It is unclear how residents will access the garden areas, from the ground floor of the proposed development.
9. Because of the very large extension of the building to the rear, there is only a small area marked as 'garden' for the 16 residents (and family / friend visitors?). It is also unclear if any recreation facility is there.
10. It is unclear how residents will

11. There is no vehicle access to the small rear area, and only 8 bike racks are shown.
12. There is a query as to whether access to the rear garden area, for bicycles, bins, etc... can be reasonably achieved via the narrow passageway located on the East boundary of the proposed building.

1. Elevation of Westminster House, 81 Aldwick Road, as faces towards No 83 Aldwick Road

Files : 81 Aldwick Road Westminster House _ West Elevation 001 and 002 :

These plans show the numerous west facing windows of the 7 flats and the ground floor shop in our established building at No 81 Aldwick Road, which face towards the proposed new development at No 83. These several windows are mainly bedroom and living rooms.

We have already sent you photographs of this elevation.

2. View of Driveway and Boundary Wall Between No 81 and 83

This photo shows the close proximity of the two buildings, and how any increased height of no 83 would significantly adversely impact the residents of no 81.

3. File 81 Aldwick Road Westminster House Driveway

These photos show the Fence Line / Boundary between No 81 Aldwick Road and No 83 Aldwick Road and the situation between No 81 and 83, prior to the development of No 81 some ten years ago.

We sincerely regret having to submit this strong objection, however in the absence of any communication from the developers, we are very concerned about the outcomes of this proposed development, should it be permitted to proceed under the current plans.

Yours sincerely

Andrew and Hilary Wilkinson

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Topsy Barn
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Chichester
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