

ARUN DISTRICT COUNCIL
RESOURCES DEPT

12 MAR 2008

ACTION...

6 Newhall Close
BOGNOR REGIS
West Sussex
PO21 5RG

Planning Application BR/165/06

ACK

BR/60/08

Dear Sirs,

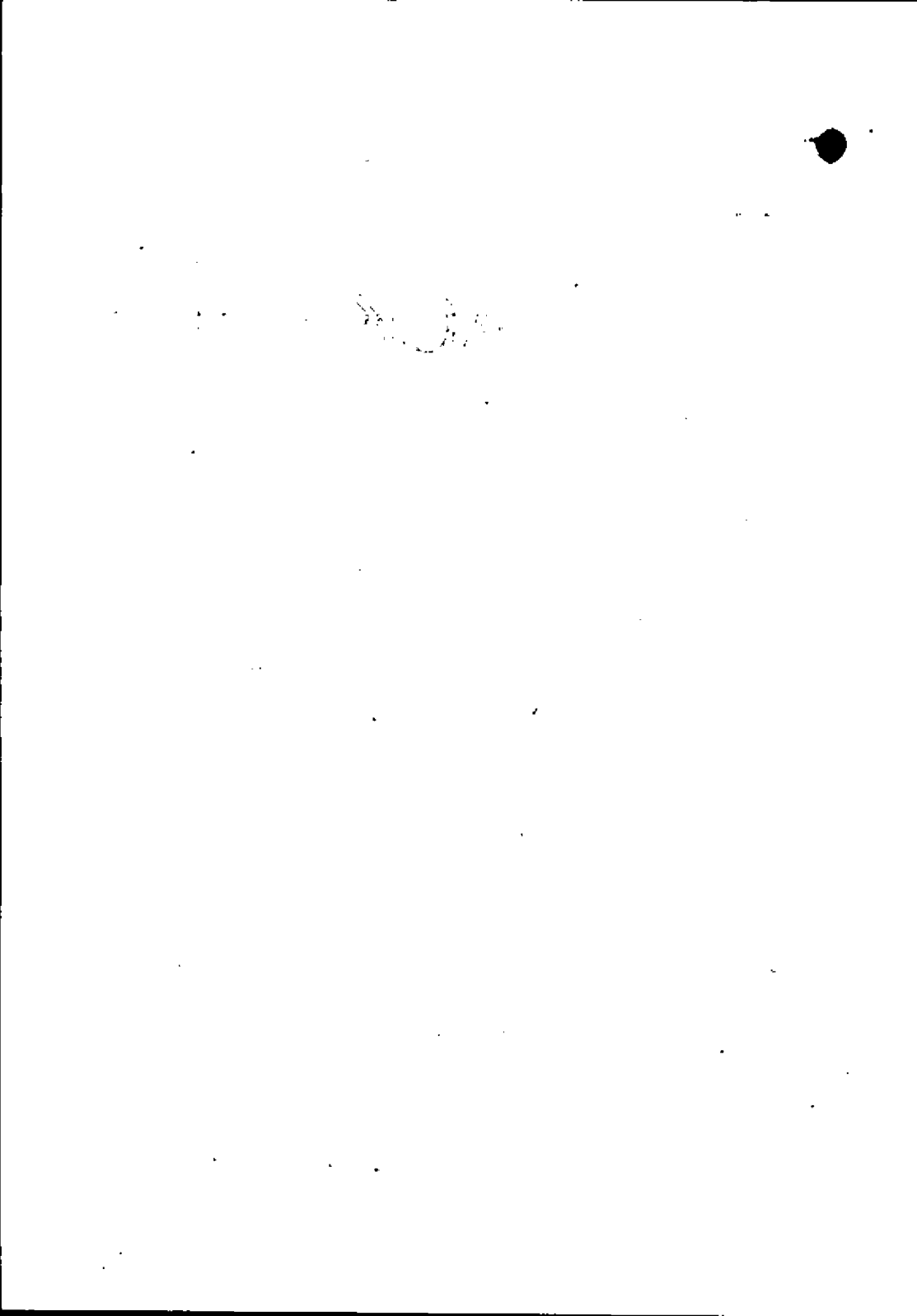
We wish to object to the above application, on the following grounds:-

- 1) This proposal increases already heavy traffic & is not safe for pedestrians or vehicles, so close to the roundabout.
- 2) It is not in keeping with the locality visually
- 3) It would involve felling of trees, which are preserved & have a detrimental effect on wildlife & visual amenities
- 4) It would have an adverse effect on adjoining properties.

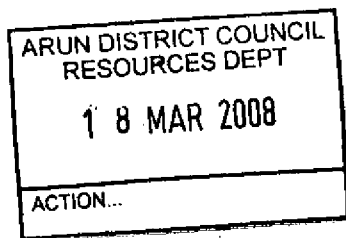
Yours faithfully

Mrs)

Mr.



"St Jude",



259. Hawthorn Rd.
Bognor Regis,
Sussex.

PO21 2UW

16 March 08

ACK

Dear Sir,

re BR/60/08

Proposed development of 262, Hawthorn Rd.
with 36 units of sheltered accommodation

I still object to the above plan as the flats opposite my house in Hawthorn Road should not be ^{any} higher than the existing dwellings.

Could it also be a condition of granting planning permission that work on the site should not commence before 8 am in the morning and should finish at

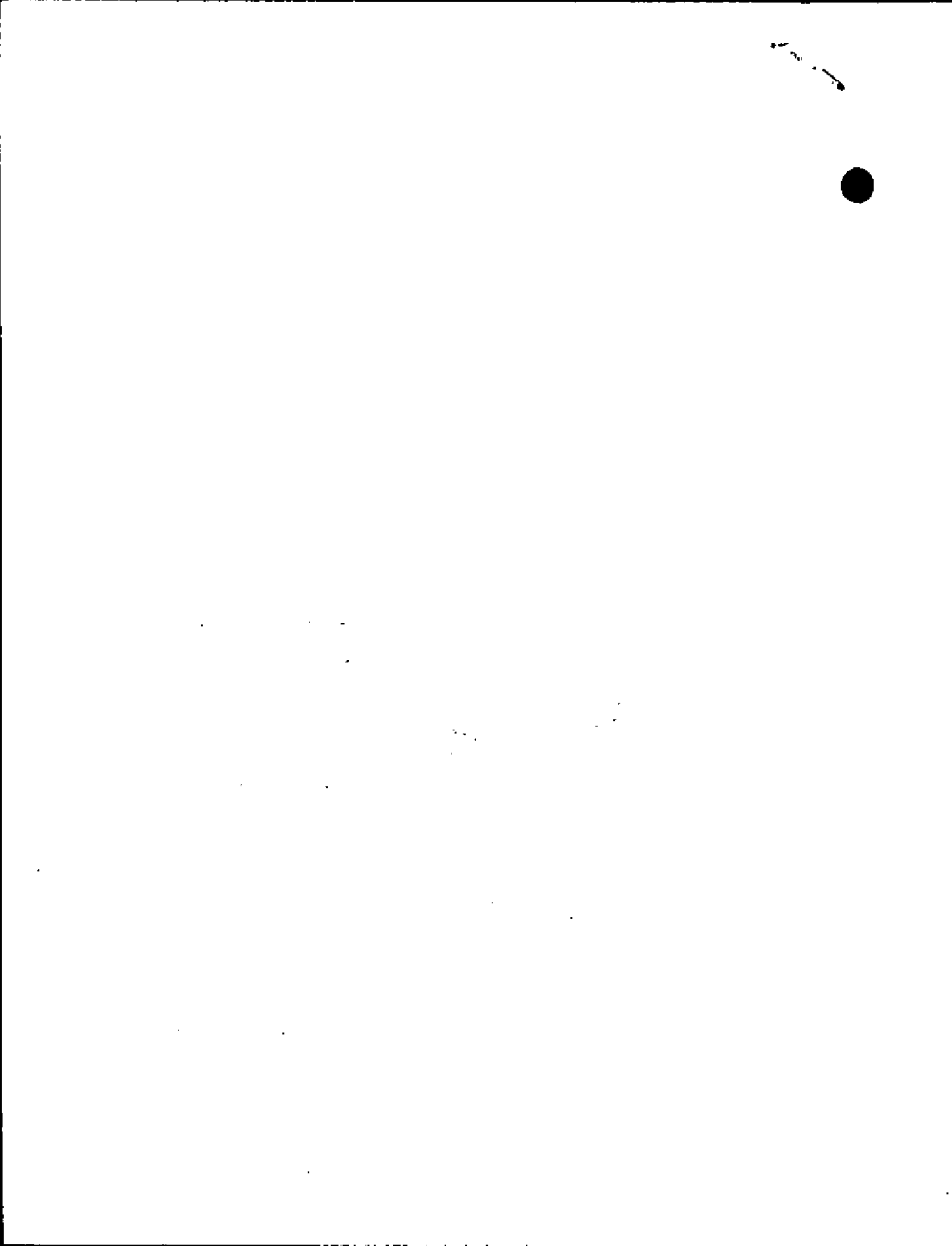


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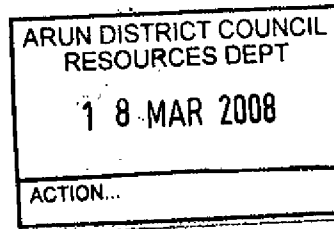
at 5.45 pm. Also the road should be
kept clear of ships etc.

yours faithfully,





Mr. K. Wheway
Development Control Officer
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



ACK 

My Ref: RLS/262HR/AR
Your ref: BR/60/08

17th March 2008

Dear Mr. Wheway

**Proposed Residential Development, 36 Units of Sheltered Accommodation
McCarthy and Stone; 262 Hawthorn Road, Bognor Regis**

I write to you regarding the above and write to raise objections to the proposed development of this site as submitted under planning application BR/60/08. In presenting my response to the applicant's revised submission, I have had full and careful regard to the views that have been expressed by Mr. R. J. Marshall LLB DIP TP MRTPI, who dismissed an appeal, by decision notice dated 22nd of August 2007, in respect of proposals for 45 units of accommodation on this site.

Firstly, I write to advise that I have received no notification at all from your Council regarding this proposal. I have been alerted to the current application by way of a site notice that was previously posted on a lamppost in front of my property and also by one attached to the front elevation of the premises. Can I express my concern that I am disappointed not to have been directly consulted regarding this application; yet again!

I now turn to comment on the details of the actual submissions and I have in mind three detailed considerations raised by the Inspector's decision letter and also a specific point of concern. Firstly, the Inspector dismissed the appeal on three specific grounds in his decision letter and I now have regard to each one of those particular grounds in looking at the proposed development.

The first concern that he identified was the impact of development upon the adjoining roundabout and associated landscape area. His examination of the existing situation is carefully set out in paragraph 6, 7 and 8 of the proposal and I draw attention to the opening comments at the beginning of paragraph 7. He identifies the setting of the existing development, explaining that it is set back sufficiently from the proposed roundabout so as not to intrude into the setting. In contrast he identifies two elements of the proposed development which would "extend considerably further towards the roundabout" and concludes that such development would be inappropriate and out of character. In looking at the appeal scheme, I note that the developers have reduced the scale of this development by setting the development back on these two boundaries. However, the changes that they



have made to the scheme add only marginally to the degree of change that would be expected to comply with the Inspector's decision letter. Indeed, the three storey element actually extends further towards the roundabout than the original scheme as a consequence of the changes that they have made to this development. On the south elevation, fronting Hawthorn Road, the development is only set back, on average, 1.5 metres and on the west elevation the development is set back in part by some 5 metres and further back by approximately 3.2 metres. In comparing this with the existing proposal, the scheme still does not produce anything quite as substantial as the existing dwelling on the appeal site.

As an absolute minimum, using a footprint that they have now produced, all of the elements in the bottom southwest corner of the three storey scheme should be completely removed to address the concerns that were identified by the Inspector. Indeed, that is a minimum and I would suggest that to produce a development that complies with this corner setting, the development should be set further to the east than is currently the case. Indeed, when looking at the submitted plans, I would suggest that the whole development is moved a further 3 metres to the east which will also enable a direct position of the proposed access road so that it runs square onto Hawthorn Road and does not involve the rather strange manoeuvre that is now to occur on the entrance to the site. By way of technical detail, I would suggest that the layout that they have shown is in fact incorrect and the junction should be at normal right angles to Hawthorn Road, particularly bearing in mind the amount of traffic which is likely to use this access-way, regardless of their own submissions.

The second concern expressed by the Inspector is raised in paragraph 8 where he expressly refers to the need to remove the unsightly archway that was provided in the original scheme. I note that this has been removed and this in itself represents a degree of common sense that has at last been applied to the development!

The third point to consider is raised in paragraphs 11 of the decision, where he refers to the scheme of development and the impact of development upon the adjoining rear garden area of number 252. In dismissing the appeal, on the previous grounds, the Inspector concluded that the separation distance between the windows above and the adjoining garden area were insufficient and would therefore result in an unacceptable loss of privacy. He was also concerned about the impact of development upon the oak tree in that position. Quite clearly the developers have looked at this matter however they have not gone anywhere near far enough to safeguard the amenities of the rear of number 252; or to address the separation that I have already identified in the positioning of the roadway and the moving over of development of the south-west block by 3 metres.

In considering this submission I consider that the submitted plans are still wrong and there will still be unacceptable overlooking of the rear garden areas from adjoining first floor properties. In my judgment, the only way that this can be dealt with is to reduce the scale of development and in particular to reduce the extent of the wing that travels south to north and hence causes the overlooking to the rear elevations and the rear garden of number 252. This development should be of a front to back single width of development and should also be based on increased separation distances by moving the development over to the rear elevation. The overall outcome of the changes that I am making may not significantly increase the separation distances, however, by changing the development so that it runs from front to back, windows can be provided in the front elevation where the living rooms can be then allocated so as to look away (to the west in the development) leaving only bedroom windows on the rear elevations. This should, by removing living room and kitchen windows, reduce the amount of overlooking from this development and reduce the impact available within the rear garden of number 252. I would also suggest that the easternmost unit, that

have made to the scheme and only marginally to the degree of change that would be expected to comply with the Inspector's decision letter. Indeed the three storey element actually extends further towards the road than the original scheme as a consequence of the changes that they have made to the development. On the south elevation, fronting Hawthorn Road, the development is only set back on average 1.5 metres and on the west elevation the development is set back in part by some 5 metres and further back by approximately 3.2 metres. In comparing this with the existing proposal, the scheme still does not produce anything quite as substantial as the existing dwelling on the opposite site.

As an absolute minimum, using a footprint that they have now produced, all of the elements in the bottom southwest corner of the three storey scheme should be completely removed to address the concerns that were identified by the Inspector. Indeed, that is a minimum and would suggest that to produce a development that complies with this corner setting, the development should be set further to the east than is currently the case. Indeed, when looking at the submitted plans, I would suggest that the whole development is moved a further 3 metres to the east which will also address a direct position of the proposed access road so that it runs square onto Hawthorn Road and does not involve the rather strange manoeuvre that is now to occur on the entrance to the site. By way of technical detail, I would suggest that the layout that they have shown is in fact incorrect and the junction should be at normal right angles to Hawthorn Road, particularly bearing in mind the amount of traffic which is likely to use this access-way, regardless of their own submission.

The second concern expressed by the Inspector is raised in paragraph 9 where he expressly refers to the need to remove the unsightly side-way that was provided in the original scheme. I note that this has been removed and this in itself represents a degree of common sense that has at last been applied to the development.

The third point to consider is raised in paragraph 11 of the decision, where he refers to the scheme of development and the impact of development upon the adjoining rear garden area of number 225. In dismissing the appeal, the Inspector concluded that the separation distance between the windows above and the adjoining garden area were insufficient and would therefore result in an unacceptable loss of privacy. He was also concerned about the impact of development upon the oak tree in that position. Quite clearly the developers have looked at this matter however they have not gone anywhere near far enough to safeguard the amenities of the rear of number 225, or to address the separation that I have already identified in the positioning of the road way and the moving over of development of the south-west block by 3 metres.

In considering this submission, I consider that the submitted plans are still wrong and there will still be unacceptable overlooking of the rear garden areas from adjoining first floor properties. In my judgment, the only way that this can be dealt with is to reduce the scale of development and in particular to reduce the extent of the wing that travels south to north and hence causes the overlooking to the rear elevations and the rear garden of number 225. The development should be of a front to back single width of development and should also be based on increased separation distances by moving the development over to the rear elevation. The overall outcome of the changes that I am making may not significantly increase the separation distance, however, by changing the development so that it runs from front to back, windows can be provided in the front elevation where the living room can be then allocated so as to look away (to the west in the development) leaving only bedrooms, windows on the rear elevations. This should, by removing living room and kitchen windows, reduce the amount of overlooking from this development and reduce the impact evaluation within the rear garden of number 225. I would also suggest that the customised unit, that

fronts onto Hawthorn Road, should be turned 90° so that this faces front to rear, in terms of its operational depth, thereby allowing for the movement of the development 3 metres further to the east of this block following my suggestion that the other block should be moved over by 3 metres as well.

As matters stand, the existing scheme is still clearly unacceptable and pays little response to what the Inspector has actually said with regard to his reasons for dismissing the appeal. If the applicants are genuinely minded to introduce a safe and secure development they must reconsider this development and have regard to the changes that I have suggested to them. These changes do not, to my mind, make the development wholly acceptable, however, they do address the concerns that he has identified and I have looked only at this scheme rather than any other to warrant or justify the submissions that I have now made.

This brings me to a final point that I need to raise. In dismissing the appeal previously, the Inspector does not appear to have addressed the concerns that I raised regarding the impact of car parking upon my amenities. In my south-east elevation, of my existing bungalow, I have a substantial bedroom which looks out onto the adjoining car parking area. The distance from the rear elevation to the boundary fence is at most 7 metres and I now note that car parking is provided 3 metres away from this fence boundary. This is undoubtedly an unacceptable intrusion of the car parking coming towards me and is a matter, with respect to McCarthy and Stone, which they can actually deal with in a proper and convenient manner. I believe that the car parking should be turned and the car parking spaces provided not on the northern side of the access-way but on the south side, closer to the existing flats and hence potentially further away from my own property. I would suggest that two spaces be provided at the western end with five spaces provided in the area between the parking access-way and the flats to the south. This would leave an area for two spaces provided at the end of the block which can be achieved at its eastern end adjoining the existing turning area. Again this is a matter that can readily be addressed within the terms of the scheme and can at least seek to address the concerns that I have raised.

There is no reason at all why any neighbour to this property should have to tolerate unacceptable development just to serve the whims of this developer. The right and proper way to approach the development is to ensure that it does not impose itself unnecessarily to the detriment of neighbours. It is therefore essential that the car parking that I have identified be changed and that a 1.8 metre wall be provided around the rear of the parking spaces, set at 1 metre from the edge of the turning area along its northern side and around the edge of the additional spaces that I have identified. This will thereby contain noise disturbance that will inevitably arise from this car parking area which will obviously affect my bedroom on the ground floor, my adjoining TV room and also the principal lounge windows to my property. It is not unreasonable for me to raise objection in this respect, given the unacceptable relationship which McCarthy and Stone continue to promote in terms of this car parking and its impact upon my amenities.

I believe the reasons that I have set out in this proposal are perfectly reasonable and whilst they require McCarthy and Stone to revisit this site yet again, and there will inevitably be a loss in the terms of the development that is applied for, it will nevertheless ensure that this development can go ahead in a manner which is just about acceptable to the amenities of the neighbours. If McCarthy and Stone do not wish to comply with the terms that I have set out in this letter then the obvious thing is to refuse the application and if need be we can go to appeal again and set out the scheme on the basis of their objections relying on the changes that they have proposed to this development. I will also be drawing the Inspector's attention to the scale of changes that I have proposed within this application demonstrate the

fronts onto Hewitson Road, should be turned 90°, so that this faces front to rear, in terms of its operational ability, thereby allowing for the movement of this development 3 metres further to the east of this block following my suggestion that the other block should be moved over by 3 metres as well.

As matters stand, the existing scheme is still clearly unacceptable and pays little response to what the Inspector has actually said with regard to his reasons for dismissing the appeal. If the applicants are genuinely minded to introduce a safe and secure development they must reconsider this development and have regard to the changes that I have suggested to them. These changes do not, to my mind, make the development wholly acceptable, however, they do address the concerns that he has identified and I have looked only at this scheme rather than any other to warrant or justify the submissions that I have now made.

This brings me to a final point that I need to raise. In dismissing the appeal previously, the Inspector does not appear to have addressed the concerns that I raised regarding the impact of car parking upon my amenity. In my submission, I stated that the development would have a substantial bedroom which looks out onto the adjoining car parking area. The distance from the rear elevation to the boundary fence is at most 7 metres and I now note that car parking is provided 3 metres away from this fence boundary. This is undoubtedly an unacceptable intrusion of the car parking coming towards me and is a matter, with respect to McCarthy and Stone, which they can actually deal with in a proper and convenient manner. I believe that the car parking should be turned and the car parking spaces provided not on the northern side of the access-way but on the south side, closer to the existing fence and hence potentially further away from my own property. I would suggest that two spaces be provided at the western end with five spaces provided in the area between the parking access-way and the fence to the south. This would leave an area for two spaces provided at the end of the block which can be achieved at its eastern end adjoining the existing turning area. Again this is a matter that can readily be addressed within the terms of the scheme and can at least seek to address the concerns that I have raised.

There is no reason at all why any neighbour to this property should have to tolerate unacceptable development just to serve the whims of this developer. The right and proper way to approach the development is to ensure that it does not impose itself unnecessarily to the detriment of neighbours. It is therefore essential that the car parking that I have identified be changed and that a 18 metre wall be provided around the rear of the parking spaces, set at 1 metre from the edge of the turning area along its northern side and around the edge of the additional spaces that I have identified. This will thereby contain noise disturbance that will inevitably emanate from this car parking area which will adversely affect my bedroom on the ground floor, my adjoining TV room and also the principal lounge windows to my property. It is not unreasonable for me to raise objection in this respect, given the unacceptable relationship which McCarthy and Stone continue to promote in terms of this car parking and its impact upon my amenities.

I believe the reason that I have set out in this proposal are perfectly reasonable and whilst they require McCarthy and Stone to revisit this site yet again, and there will inevitably be a loss in the terms of the development that is applied for, it will nevertheless ensure that this development can go ahead in a manner which is just about acceptable to the amenities of the neighbours. McCarthy and Stone do not wish to comply with the terms that I have set out in this letter from the obvious thing is to refuse the application and I need to be able to go out and set out the scheme on the basis of their objections relying on the changes that they have proposed to this development. I will also be drawing the Inspector's attention to the scale of changes that I have proposed within this application demonstrating the

● difference between what is now unacceptable, in terms of what they have applied for, to something which is quite acceptable in terms of the proposed changes that I have made to this development.

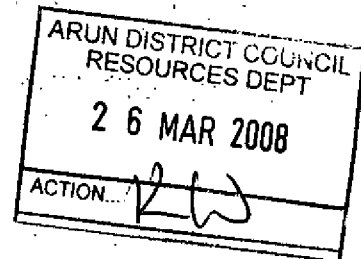
I will leave you to reflect upon matters and to advise me accordingly in the light of the submissions that I have made. I would advise you that it is my intention to circulate this letter to all Council Members so that they are aware of the concerns that I have expressed to them. I would intend writing to them shortly, however, I am mindful of the fact that this application is unlikely to be considered until after the next round of elections which may or may not affect Members of Planning Committee. This is something that I need to consider and look at and will advise members in due course to ensure that they are provided with comments with regard to my concerns.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

Mr E Stubb

Bifield
248 Hawthorn Road
Aldwick
Bognor Regis
West Sussex
21st March 2008



Mr K Wheway (Case Officer)
Planning and Housing
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Dear Mr Wheway,

Re: BR/60/08

Proposed development of 262 Hawthorn Road with 36 units of sheltered accommodation by McCarthy and Stone.

I wish to register my objections to this proposed development. This application is only marginally different from the previous application BR/388/06 to which I also objected and all my previous objections apply equally to this application. I feel sure you will have my comments on file. You rightly turned down the previous application as did the Inspector from the Planning Inspectorate on appeal. His comments are all relevant to this further submission and I assume that you will reflect in detail upon these when making your decision. I would like to add the following points:

- GEN 7 (i) Density. This proposal is a clear overdevelopment.
- This would change for the worse the established street scene GEN (ii) and GEN 7 The Street Scene. The proposal is completely out of character with the current street scheme, would detract from it and not respond positively to the identified characteristics of the site.
- GEN 7 (iv) and GEN 32: Loss of amenity of adjoining properties. This proposal still has an unacceptable adverse impact on adjoining occupiers, their land, and the use of their property.
- GEN 9 (vii) Access. Does not allow for safe movement of pedestrians or vehicles. With the nature of the building implies use by particular types of vehicles. For example refuse vehicles could not enter and leave the proposed development in a safe manner.
- GEN 7 (end note) The proposal is not of a high standard and does not improve the visual amenities of the locality in scale or external appearance.
- GEN 22, GEN 28, GEN 29 and GEN 30. The density, size and footprint of the proposed building will impact adversely on wildlife and involve an unacceptable loss of preserved trees. Currently this is a wildlife haven which would be destroyed. The drainage ditch flows for several months of the year and provides an eco system for many types of flora and fauna. Paving over large areas of ground for parking as proposed could also cause potential drainage/flooding issues.

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample, the data collection methods, and the statistical analysis techniques.

3. The third part of the report is a presentation of the results of the study. It includes tables, figures, and text describing the findings of the research.

4. The fourth part of the report is a discussion of the results and their implications. It includes a comparison of the findings with previous research and a discussion of the limitations of the study.

5. The fifth part of the report is a conclusion and a list of references. The conclusion summarizes the main findings of the study, and the references list the sources of information used in the research.

6. The sixth part of the report is a list of appendices. These include additional data, tables, and figures that are not included in the main body of the report.

7. The seventh part of the report is a list of abbreviations and a glossary. These provide definitions for the terms and symbols used in the report.

8. The eighth part of the report is a list of acknowledgments. This section is used to thank the individuals and organizations that provided support and assistance during the course of the study.

9. The ninth part of the report is a list of footnotes. These provide additional information about the sources of data and the methods used in the study.

- The application fails to meet the requirements of the local plan policy GEN 7 (i) (ii) (iv) and (vii). It may also not meet the requirements of GEN 28, GEN 29, GEN 32 and GEN 30.

May I commend to you the comments of the Inspector with particular regard to the street scene and his observations of the roundabout and adjoining areas as being well landscaped and a key townscape characteristic of the area in the vicinity of the site. He notes that these attributes provide an attractive and distinctive entrance to the town that is worthy of protection. He said that the proposals would substantially intrude on the areas open landscaped setting. Proposed screening would not be effective.

The new proposals still involve a very substantial structure which would dominate the area and be of unacceptable mass. It's impact on the area will be little changed from the previous proposal that you rejected. The changes made in the application are minimal and do not sufficiently address the Inspectors concerns and comments. Indeed in the scheme of things the changes are so insignificant as to be irrelevant, leaving all of the previous concerns in place. The Inspector saw the previous proposal as uncharacteristically intrusive and thereby detract significantly from the character and appearance of the immediately surrounding area. This would continue to be the case with this proposal.

Recognising that this will be seen as a brownfield site, any future development should be of single dwellings that blend with and complement the characteristics of the current environment. The current proposal would destroy the recognised positive characteristics of the area, destroy amenity and wildlife value, and cause an unacceptable deterioration in amenity and living standards for existing residents and a deterioration in the street scene for all those passing through.

Your previous positive planning in this area, maintaining a semi rural feel around the roundabout, the Rank Centre, Aldwick Road, the duck pond, and the open and wooded areas at the junctions of Aldwick Road, West Meads Drive and Hawthorn Road and in the immediate vicinity of the proposal site, has produced splendid results and an environment to be proud of. I hope that the planning officers will maintain these standards and not allow the environment that they have created to be devalued or removed. I hope that you will continue to use your expertise in planning and land use to create well planned environments and sustainable development. As such I hope that you will refuse this planning application, with a mind to ensuring something far more appropriate at some future stage.

Thank you.

Yours sincerely,


B M Hammond

The first of these is the fact that the
 government has been unable to raise the
 necessary funds to meet its obligations.
 This is due to a number of factors, including
 the fact that the government has been unable
 to raise the necessary funds to meet its
 obligations. This is due to a number of
 factors, including the fact that the
 government has been unable to raise the
 necessary funds to meet its obligations.

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used.

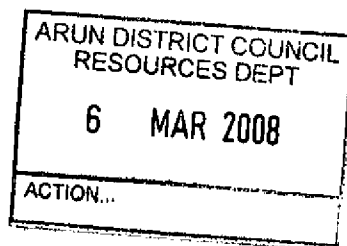
1. *What is the purpose of the document?*
 2. *What are the main findings of the study?*
 3. *What are the implications of the findings?*
 4. *What are the limitations of the study?*
 5. *What are the conclusions of the study?*

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator, who is usually a member of the research team. The investigator will identify the problem by looking at the data and trying to find out what is going on.

T. MORTIMER BURROWS & PARTNERS.

G. C. BURROWS

34 THE DRIVE, CRAIGWEIL, BOGNOR REGIS, SUSSEX. PO21 4DU.



Att: Mr K .Wheway (case officer)
Planning and Housing
Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ACK

4th March 2008

Re: BR/60/08

Proposed development of 262 Hawthorn Road with 36 units of sheltered accommodation by McCarthy & Stone

Dear Sir,

I act on behalf of the owners of 252 Hawthorn Road and would put to you the following objections to the above application.

Clearly Arun will be guided by the Inspectors decision and conclusions in dismissing the appeal made by the applicants regarding their previous application BR/388/06. I summarise these as follows together with my specific objections:

THE PREVIOUS APPEAL- STREET SCENE

The Inspector clearly stated that the existing layout of the roundabout which was **"notably spacious"** and with a **"generally well landscaped surrounding area"** was **"a key townscape characteristic of the area in the vicinity of the site"**.

This effect together with **"a substantial strip of landscaped area to one side"** is continued down Aldwick Road towards the town.

Although not an area of special character these attributes provide **"an attractive and distinctive entrance to the town that is worthy of protection"**

The Inspector concluded that the previous proposals under BR/388/06 would substantially intrude on the areas open landscaped setting and **"notwithstanding existing and proposed screening"** would **"appear uncharacteristically intrusive and thereby detract significantly from the character and appearance of the immediately surrounding area"**. The Inspector highlights the fact that during the winter months the proposed and existing screening will not provide any means of enclosure.

J. MORRIS FOR THE DEFENSE

THE COURT

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLUMBIA

VS.

OBJECTION

THE PROPOSED BUILDING - IMPACT ON STREET SCENE

The applicants have paid but lip service to the Inspectors comments.

The new proposals will still involve a very substantial structure with minimal change to the overall massing. The building proposed will still dominate the established key characteristics of the surrounding areas. In spite of the elimination of the archway to the front any slightly oblique view will be of an unbroken façade. The building will still be for substantial part 2/3 stories in height.

The frontage of the building has been moved back only marginally from the Hawthorn Road boundary by between 1.5 m at the critical S corner and 4.1 m at the less important NE end but is in fact closer to boundary at a point near the centre of this elevation by 1m.

The position of the important and visually dominating corner fronting the roundabout is essentially unchanged.

The SW elevation has been moved back from West Meads Drive by between 3.3m and 5.2m.

The letter accompanying the application states that the elevations are "**considerably further from the boundaries**". This is demonstrably not in fact true.

The steps taken are clearly totally insufficient to materially reduce the visual impact of this very substantial structure.

These changes singularly fail to address the inspector's comments and notwithstanding the changes the proposal will still be "**uncharacteristically intrusive and thereby detract significantly from the character and appearance of the immediately surrounding area**".

CONCLUSION

The proposed development would still detract from the character and appearance of the surrounding area and as such should be contrary to policies LOC 1, DEV1 and CH1 of the West Sussex Structure Plan 2001-2016 and Policy GEN7 of the Arun District Local Plan in so far as they seek to prevent such harm.

THE PREVIOUS APPEAL- LOSS OF PRIVACY

The Inspector was clearly concerned about "**the relationship between the proposed development and no 252 Hawthorn Road**". He states that the "**significant number of clear glazed windows at first floor level**" are "**in fairly close proximity to the boundary would over look the rear garden of this property**". Given that these windows are to kitchens and living rooms they have "**the potential to cause an unacceptable loss of privacy**".

I would suggest that the implication of his conclusions is that the return block of accommodation is unacceptable and should be eliminated altogether.

OBJECTION

The applicants have paid but lip service to the Inspectors comments. The letter accompanying the application states the problem of loss of privacy has been resolved. This is demonstrably not in fact true.

The oak tree on the boundary (shown as retained on the original application although the accompanying letter infers that it was not to be retained previously) only provides a marginal reduction of loss of privacy in the summer months.

The windows in the NE elevation directly overlooking the garden and patio of 252 are 3 living room windows, 3 bedroom windows and a kitchen window. The distance of the NE elevation of the new proposal to the separating boundary has only been increased by 2.3m at the least. This can by no stretch of the imagination resolve this issue. In addition the building has now been extended to the N parallel to the boundary of 252 by a further 3.4 m.

There will still be considerable overlooking and loss of privacy that would detract from the living conditions of neighbours.

One has to question whether any loss of privacy is acceptable so as the applicant can increase the sites viability and profitability by proposing any form of extended wing to the N.

FURTHER ISSUES – LOSS OF PRIVACY

The extending of the NE return wing by 3.4m to the N has now raised the question of loss of privacy for numbers 14 and 16 Newhall Close. The N elevation of the return wing of the proposal has a living room and 2 bedroom windows at first floor level. These windows directly overlook the garden and amenity areas of numbers 14 and 16 Newhall Close. This N elevation is only 17.7m from the rear wall of no 14 and only 20.3m from the rear wall of no16.

OBJECTION

There will be additional overlooking and loss of privacy that would detract from the living conditions of neighbours being the occupants of properties in Newhall Close

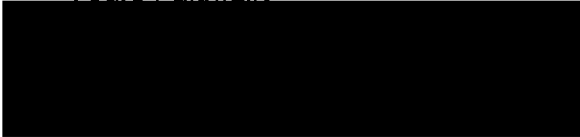
CONCLUSION

On this new count the proposal gives rise to an unacceptable loss of privacy and accordingly is contrary to Policy DEV1 of the Structure Plan and Policy GEN7 of the Local Plan in so far as they seek to prevent such harm.

Accordingly it is hoped that the officers and the committee will maintain a consistent approach and refuse this application in its present form.

As a further comment I have noted the large number of flats that are being built in Bognor Regis and its environs and question whether a more mixed form of development on this site is not more relevant to the need for housing in the area.

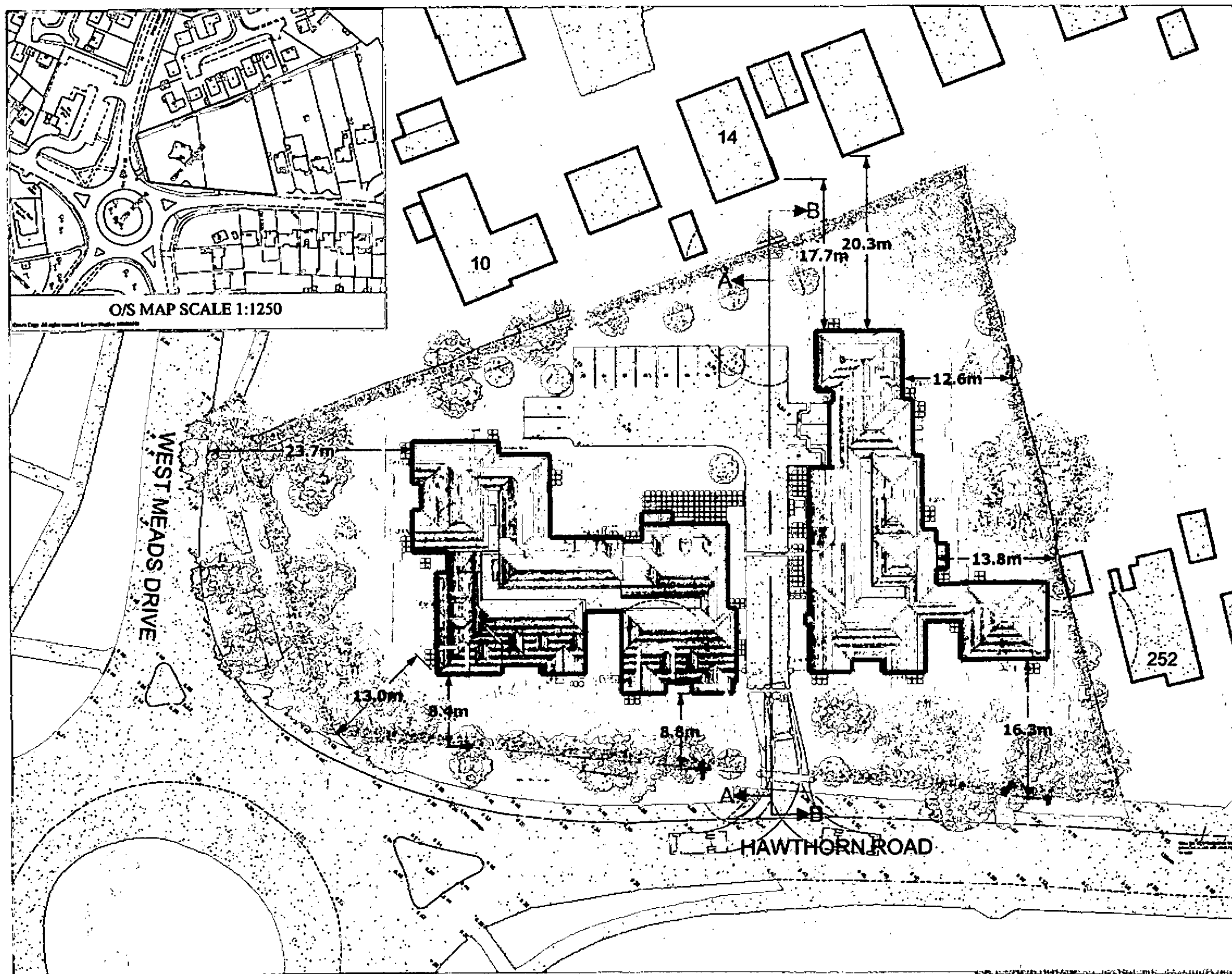
Yours Faithfully



G.C.Burrows.

NOTE: Attached hereto is a site plan showing the current proposal with the previous proposal outlined in red with the relevant dimensions referred to above shown

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T. MORTIMER BURROWS & PARTNERS.

G. C. BURROWS

34 THE DRIVE, CRAIGWEIL, BOGNOR REGIS, SUSSEX. PO21 4DU.

Att: Mr K. Wheway (case officer)
Planning and Housing
Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ARUN DISTRICT COUNCIL RESOURCES DEPT	
3	MAR 2008
ACTION...	

ACK 

26th February 2008

Re: BR/60/08

Proposed development of 262 Hawthorn Road with 36 units of sheltered accommodation by McCarthy & Stone

Dear Sir,

Further to my letters raising objections to the previous application on this site I would once again respectfully refer you to para. 2 of my letter of the 3rd August 2006 and again put to you the following points:

The 2m wide footpath indicated on the layout plan and annotated as follows "New 2m wide footpath to be provided to link with existing to east" presumably forms part of the application.

The Applicant has certified that the whole of the land to which the application relates is in his ownership. This is in fact untrue

The land required to form such a footpath is neither owned nor controlled by the applicant. It is within the registered title of the various frontagers of this part of Hawthorn road. I therefore believe it is absolutely necessary that the owner of 252 and the adjoining owners are properly served with the appropriate certificates. It would be entirely wrong that land that has been maintained, tended and planted for many many years by the owners and is within their registered titles could potentially be suddenly and without warning dug up and tarmaced over without them receiving any formal notice.

I believe that Arun has previously depended upon a statement and map provided by the West Sussex County Council that indicated that the part of the registered titles of the frontagers required for the footpath was "adopted highway".

I would wish to inform you that the question as whether the land is in fact adopted highway is still very much in solicitors hands and to date the WSCC have notably failed to produce any evidence to support their alleged adoption. That is except for a map produced in 1979 apparently arbitrarily coloured by one of their employees.

THE UNIVERSITY OF CHICAGO

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In the circumstances I suggest that the application as submitted is ultra vires and will continue to be so until the appropriate certificates have been served.

In the meantime I believe that it would be inappropriate and wholly wrong for Arun to consider the application as it stands.

Yours Faithfully

A large black rectangular box redacting the signature of G.C. Burrows.

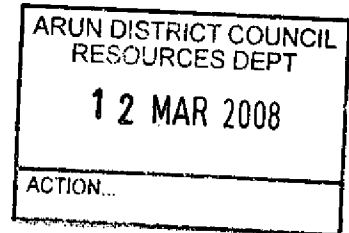
G.C. Burrows.

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CONFIDENTIAL - SECURITY INFORMATION

4 Newhall Close
Bognor Regis
West Sussex PO21 5RG



9th March 2008

K. Wheway Esq. (Case Officer),
Planning and Housing,
Arun District Council,
Maltravers Road,
Littlehampton,
West Sussex BN17 5LF.

ACK 

Dear Mr. Wheway,

Planning Application BR 60/08
Proposed development of 262 Hawthorn Road
36 sheltered accommodation units

I write to place on record my objection to the above planning application on the following grounds.

1. This proposed large development is totally out of character with the surrounding buildings and Hawthorn Road in general.
2. As it is the Martlets roundabout is an extremely busy one, having five roads leading off, and was made even busier with the opening of the Martlets 'Two for One' Restaurant. This is a very popular large-capacity eating house and the car park is always full.

36 more properties would lead to even more traffic on this already extremely busy roundabout. The fact that this is a sheltered accommodation development does not mean that the occupants are not going to have cars. For instance Newhall Close is occupied by retired people, all of whom have cars and in six instances two cars.

Yours sincerely,



MR. D. D. 01166



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