

MR ROSS NEWMAN
19 KEW GARDENS
BOGNOR REGIS
WEST SUSSEX
PO21 5RD

Your Ref: OWPC22324
Our Ref: BR/63/19/PL 21-02-2019
Please ask for:
Stuart Corbey

25th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing building and erection of 6No. three bedroom dwellings with associated accesses and car parking.

15-17 Kew Gardens Bognor Regis

Thank you for your internet representation made on 24th April 2019 which has been recorded as '**an objection**' with the comments as follows:

Firstly my major objection to this proposed development and main concern is the fact that plot 5&6 (and also plot 3&4) have been situated in such a way that they have been so heavily set back away from the road, which means that plot 5&6 which is a large semidetached plot of 2 x 3 bedroom properties will be a matter of feet away from our garden

and will a) mean that our garden will now consist purely of a huge brick wall on the south facing side of our garden and b) blocking almost the whole days sunlight into our garden, patio and rear of our house.

I cannot understand why this proposed plot 5&6 has been set so far back as to where is will be overshadowing our garden. Although the developers may say they are looking to 'replicate' what is already in Kew Gardens this has not been followed as all driveways currently in Kew Gardens are between plots, this developer has pushed the driveways IN FRONT of their proposed plots in order to try and squeeze 6 properties onto the land rather than 4 which is what should be in keeping and replicate what is already in Kew Gardens. A sub-sequence of this is the houses especially plot 5&6 have been pushed back to now end up in line with our garden rather than the actual property.

I have concerns for the road as a whole, one of the main reasons being that why is the lay-by being removed? This is essential to help out cul-de-sac operate as its used throughout the day and night not only for visitors, but for tradesmen, carers and others. Also this keeps cars from parking on pavements which stops access for push chairs and wheelchairs - But the main concern is if the lay by is removed and we then enter a situation where cars are parking on pavements and partially blocking the road what then happens if emergency services need to attend the end of the road and we have cars blocking the way?

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