

Mrs D Mayne, Mr W Kinchin, Mr K Hewitt
31 Shelley Road
Bognor Regis
PO21 2SN

Your Ref: OWPC22938
Our Ref: BR/76/19/PL 11-03-2019
Please ask for:
Stuart Corbey

13th May 2019

Dear Sir/Madam

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

Conversion of existing house into 2 No. 3 bed semi detached properties.
Alloways 33 Shelley Road Bognor Regis

Thank you for your internet representation made on 11th May 2019 which has been recorded as '**an objection**' with the comments as follows:

We strongly object to this application as follows:-

The replacement of the single storey glazed Garden Room on the south and east elevation with a two storey brick and pitched tiled roof extension would result in the substantial loss of natural light into our kitchen, which is served only by a small window opposite the east elevation just fore of the Garden Room door. The side paths between both properties are narrow, but the current flat roofed Garden Room, which is glazed on the East Elevation as well as the south, and incidentally is incorrectly shown on the Existing Elevation Plans (Existing East Elevation) as having no windows aft of the door, allows light to enter our kitchen from both above and through it. We are a multi-generation household and our kitchen is in constant use throughout everyday. It is the most used and important room of the house. As the window is small, light in our kitchen is already at a premium, and additional loss would render it unuseable without constant electric lighting. We do not have any window dressing for this very reason. The loss of light would severely impact our use and enjoyment of the property, and we would suffer financial loss if forced to try and sell as a result of having a kitchen with near no natural light.

A compromise would be to reduce the size of the first floor extension above the Garden Room so that it is stepped in from the east elevation, creating a smaller third bedroom at the rear, or else exclude the rear bedroom and restrict the conversion to two bedrooms. The first floor bathroom could still be created as proposed.

Whilst we do feel the creation of yet another household is over-development of this site (it has already been divided once to create no. 35 plus our property has been built in part of the garden creating no. 31; that's already another two three bedroom households and their associated traffic/on street parking additions etc), our other concern is the likely creation of increased on-street parking and traffic, and it's affect on safety so near to the junction with Elm Grove, where visibility is already difficult due the number of vehicles parked in the vicinity. We would not wish this end of Shelley Road to become like the opposite end on the junction with Nyewood Lane where due to increased housing density vehicles are parked up to and on the corners making access very difficult and dangerous, so much so that after several near accidents we now try to avoid using this end of the road.

We acknowledge the revised proposed off-street parking provision, however question whether there would be enough space around the second vehicles at both properties to allow exit from both sides of the vehicles and access past them by persons and goods. The side path to the proposed front door of the new end-terraced house appears to be oversized on the Block Plans. If the spaces are too narrow or awkward to use, it is likely

*that only one vehicle will be parked off-street resulting in the other resorting to on-street.
How useable/practical are the spaces to make it feasible they will actually be used?*

Our final comment is that in restricting the proposed new end-terraced house to two bedrooms it would likely reduce the number of vehicles required by the household when it changes ownership, and thus go some way in mitigating increases to on-street parking, including visitor parking.

We would welcome any visit from the Planning Office to better understand our kitchen light issue.

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