

Mrs S McCollom
15, Essex Road,
Bognor Regis,
West Sussex,
PO21 2BU
9th May 2022

The Planning Department
Arun District Council
The Civic Centre
1, Maltravers road
Littlehamton
West Sussex, BN17 5LF

For the attention of Ms M Tomalova

Dear Ms Tomalova
Planning reference BR/82/22/PL
Demolition of warehouse and proposed construction of 10 self-contained flats

I write in connection to the above planning application and having examined the plans, I wish to object strongly to the proposed development, which would be situated at the rear of our garden. I would also like to raise concerns that to date, no planning application notices have been displayed in any of the surrounding roads and I would have been unaware of the application had it not been for a neighbour alerting me. I also believe that no planning notices have been displayed, which have been translated into other languages for residents for whom English is not their first language. To ensure transparency, it would have been advisable that this oversight in civic responsibilities had not occurred. I am also aware that two previous applications to build 3 storey houses on this site have already been rejected and this latest application appears to be for housing of similar dimensions.

Highway safety/congestion

I have lived in my home for 16 years and during this time there have been several new houses built in Essex Road and the adjoining roads. The number of properties in Essex Road with HMO's (housing multiple occupants) has also substantially increased and negatively impacted a previously quiet and pleasant community. Given that many residents have more than one car, there has been an inevitable increase in congestion and it is rarely possible to park close to my home. The surrounding roads and especially Town Cross Avenue, are consequently filled with parked cars on both sides of the road, which often obstruct the view when trying to safely turn into/out of adjoining roads. The proposed plans by Holmea have designated parking spaces for 8 cars when the proposals are for 10 flats. I am concerned that these plans are therefore not providing parking for all proposed flats and will also be insufficient for any additional cars where residents may have 2 cars per household and also not provide parking for any visitors they may have. Consequently, these will again end up being parked in Town Cross Avenue, further adding to the congestion. Highway safety is a major concern, as despite the council placing 20 MPH signs in these roads some years ago, many drivers do not adhere to the limit and speed along Essex Road and onto Town cross well in excess of 20 MPH. The main entrance into the cemetery is in Town cross avenue, which can also create high levels of traffic and parking and the children's nursery and car wash by the traffic lights at the bottom of Town Cross avenue, create heavy congestion and raise safety concerns.

Access for refuse/emergency vehicles

The owner of the scrap yard in Town Cross Avenue has frequently had to make house to house enquiries, as cars are blocking the entrance to his yard preventing lorries from making their collections. I am concerned that due to the number of cars parked on both sides of the road in Town Cross Avenue, refuse collection vehicles and emergency services, particularly fire services, will struggle to gain access onto the proposed site.

Overlooking/loss of privacy

The proposed site has always been occupied by a single-story building and any change of usage would have a direct and negative impact on ourselves and our neighbours. As stated in our previous objections to building applications, although two thirds of our garden can be seen by adjoining neighbours, there is an area closer to the house which is concealed from their view. [REDACTED]

[REDACTED] Looking at the plans, the additional upper floors of some of the proposed properties would be able to see directly into this area of the garden and I would lose this privacy. As I have previously suggested, if the developers were to consider constructing single story homes such as bungalows, which are in great demand due to their shortage, this would eliminate any potential loss of my privacy.

Overshadowing/visual amenity/noise disturbance

Prior to buying this property, we spent a couple of years searching for a home with particular criteria. We thought we had found it, as we have a south facing garden, view of trees growing in the graveyard and once the motorbike employees have gone home, can enjoy peace and quiet. If this site is changed to the proposed residential usage, we will be subjected to additional noise, light and environmental pollution and are concerned that this would affect the value of our property, as the view from our back garden will be unacceptably unattractive.

Inclusivity

The existing residential area is already dominated by excessive numbers of HMO's (many unregistered) and homes previously occupied by families have now been converted into flats. The area is already densely populated and consideration should be given to how overpopulated the area has become in recent years. The proposals are for 10 self-contained flats which are likely to be targeting young couples/single people, although this is not clear from the information provided. However, it is unlikely to address the importance of ensuring that this community is inhabited by mixed and balanced households. Given the number of properties in the area that have already been converted into flats, the area will continue to be dominated by housing that is unsuitable for an already strained and overpopulated environment. Alternately, this site would provide the perfect location for single story bungalows, which would promote the social inclusion of Bognor's senior residents and affect the way that the local community develops.

Yours sincerely,
Mrs Stephanie McCollom