

Tracy Wheeler

Holmlea

Town Cross avenue

Bognor Regis

PO21 2DN

9th May 2022

Dear Sir/madam

Ref BR/82/22/PL

RE Plans for the demolition of the existing buildings and the building of 10 flats/dwellings rear of Holmlea, Town cross avenue PO21 2DN

I would like to oppose the plans to build 10 flats at the rear of my home.

My concerns to the proposed development behind Holmlea Town Cross Avenue for 10 flats & 8 car park spaces –

10 flats is a large amount of homes for such a small area, all overlooking neighbouring gardens.

The middle section of the proposed building is very high, currently the buildings are only one storey high, a two storey building would decrease natural light into all our homes in its vicinity at Town cross Avenue, Halson close and Essex road.

Insufficient parking for the number of dwellings proposed, it is likely there would need to be at least double the amount of car park spaces for the number of flats proposed, as most homes now have 2 cars, with ONLY 8 spaces this doesn't equate to one each, it is more likely that 20 spaces would be needed.

Therefore insufficient parking will likely cause further parking congestion in town cross avenue, which is already a problem and being used by neighbouring streets.

The plans show that the back of mine and my neighbours garden's would become a car park, are plans in place to protect me and my neighbours fencing/property from car damage, such as a crash barrier?

Street lighting, has this been considered? At present it is very dark at night and I fear for the vulnerability of my house as the access road is small, on a daily

basis I see larger vehicles struggle to get in and out of this tight access in daylight, let alone at night time.

Bollards would be required to be placed at the side of my home to protect it from vehicle's driving into it, this would impact the small road further.

As both my front and back garden have been damaged from vehicles in the past, these are real concerns and have caused me stress and financial costs.

There is also the problem of my home vibrating when larger vans/lorries use this road, there would be a considerable amount of these whilst the site is cleared, built and eventually people move into the property's.

This narrow road is barely wider than a driveway and only has room for one vehicle at a time whether it be entering or leaving this site, larger vehicles have to reverse into the road or out as there is no room to turn round once in, also they are often reliant on me and/or my neighbours moving their parked cars to enable access.

In 14 plus years I have not witnessed a refuse lorry access this small road, currently refuse is collected from the front of the road, which has always been the case even before the gates were put in, how will refuse be collected for this number of dwellings? I am also doubtful if a fire engine could get into the road easily in an emergency situation.

I need to have access to maintain my property, My back gate is situated directly onto the road, As the "road" is the only access to the back and outside of my property and would be shared with the proposed dwellings, any works needed will put myself or any persons maintaining my property in a vulnerable position.

My gas box is on the side of my house, again a worry to me and my property if vehicles got to close.

I also have concerns regarding noise from vehicles for 10 flats 24 hours a day, this will impact not only me as the side of my home is adjacent to the road but also my neighbours both in town cross avenue, Halson close and Essex Road.

Two earlier applications were refused for a lesser number of dwellings, I would suggest less flats, more parking, and consideration for the neighbouring homes around this area.

I am also concerned that there was no advertising of the proposed application seen by either myself or my neighbours, I was alerted to this application by a family member who had seen a post on a social platform.

I ask that you reject this application for planning permission in its current form.

Yours sincerely

Tracy Wheeler

