

LOUISE RUSSELL
Flat 1
50 Nyewood Lane
Bognor Regis, West Sussex
West Sussex
PO21 2SQ

Your Ref: OWPC26689
Our Ref: BR/86/20/PL 31-03-2020
Please ask for:
James Cross

4th May 2020

Dear Sir/Madam

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

Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation.

Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis

Thank you for your internet representation made on 3rd May 2020 which has been recorded as '**an objection**' with the comments as follows:

I live at 50 Nyewood Lane and object to the application on the grounds of inadequate local parking.

Over the past 5+ years parking in Wood Street, Nyewood Lane and Richmond Avenue has become increasingly difficult with insufficient parking spaces for our residents. Cars are regularly parked very close to junctions and residents driveways, dangerously restricting visibility.

Many properties in Wood Street and this section of Nyewood Lane are flats, with many HMOs and flats in Richmond Avenue. These roads already also support parking for residents who live above the shops in Aldwick Road.

The proposed development at 41-45 Nyewood Lane has no allocated parking spaces. There are no street parking spaces outside the front of the property as there are double yellow lines on both sides of the road.

Section 3.5 -3.7 of the transport assessment states that they found 24 overnight street parking spaces within 200m of the site. I am amazed as parking is really difficult close to the site.

The transport assessment in section 4.10 suggests a "demand for 17-21 on street parking spaces" for bedsit tenants. However for 52 residents plus visitors it is likely that far more parking spaces will be required.

I would like to draw your attention to BR/311/17/PL change of use from Aldwick Care Home, 92-94 Aldwick Road to 16 flats for emergency housing. It appears that this would also produce a demand of at least 8 cars needing to park in Wood Street, Nyewood Lane or Richmond Avenue.

(Please note that Aldwick Care Home and Aldwick Rest Home have both been empty for over a year - with no staff or visitors requiring on street parking spaces I have not noticed any increase in available parking).

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