

Suzanne Knight
27 Wood Street

Bognor Regis
PO21 2PJ

Your Ref: OWPC26705
Our Ref: BR/86/20/PL 31-03-2020
Please ask for:
James Cross

5th 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 4th May 2020 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to the planning application as follows:

The parking in the nearly 4 years I have lived in Wood Street has got worse, and even with the recent epidemic going on and therefore the vast majority of business closed in Aldwick Road, it is still almost impossible to park in Wood Street let alone outside my own front door. When all the business are open in Aldwick Road and therefore many more cars looking to park in Wood Street and the surrounding roads there have been occasions when I have had to park a good distance from Wood Street let alone my own house. The parking already in Wood Street and the surrounding areas is dangerous with people visiting the shops etc parking on double yellow lines, without parking control doing anything about this. So therefore, to potentially add and additional number of contractors' vehicles and then eventually residents' vehicles would have a huge impact. Due to people already parking on double yellow lines it has sometimes made it impossible to turn left when coming out of Oxford Street and people have been forced to turn right. The overcrowding of parked cars in this area already has a huge impact on the emergency services and refuse services and there have been occasions when our bins have not been emptied because they refuse truck has been able to get in to the road. Also, I would like to see more evidence on the environment/pollution impact this would cause to the area. There was no mention in the application for making these bedsits more energy efficient ie replacing with triple glazed windows, what kind of heating they would be installing and what EPC rating would each property have. Its all very well and developer selling the idea of how wonderful they are creating much needed housing, but have they really done their research. I work in the private letting sector working with families on all incomes and there is a desperate shortage of 2+ bedroom properties. Do we really need more bedsits? The reality may be that they are proposing single and double bedsits but this won't stop families of 4+ being housed in there, with nowhere for the children to play, and families come with cars not bikes. I also think that the short time that has been allowed for local residence to research this planning application and log their views is nowhere near long enough.

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