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Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF

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Sent: 24 October 2021 21:54

To: Planning <Planning@arun.gov.uk>

Subject: Planning Ref: EP/125/21/PL

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**Arun DC Planning Dept
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF
FTAO: Amy Myer – Case Officer**

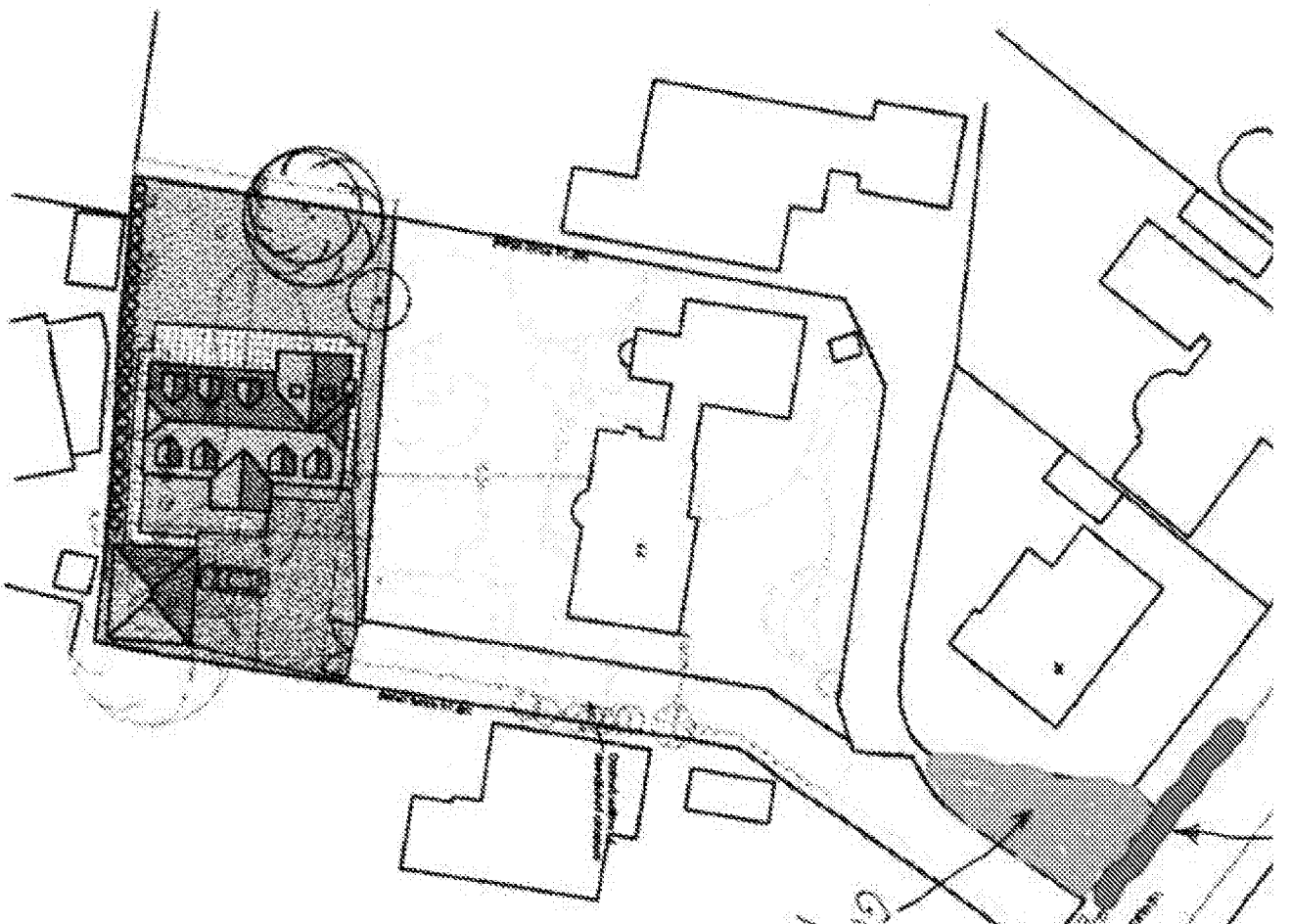
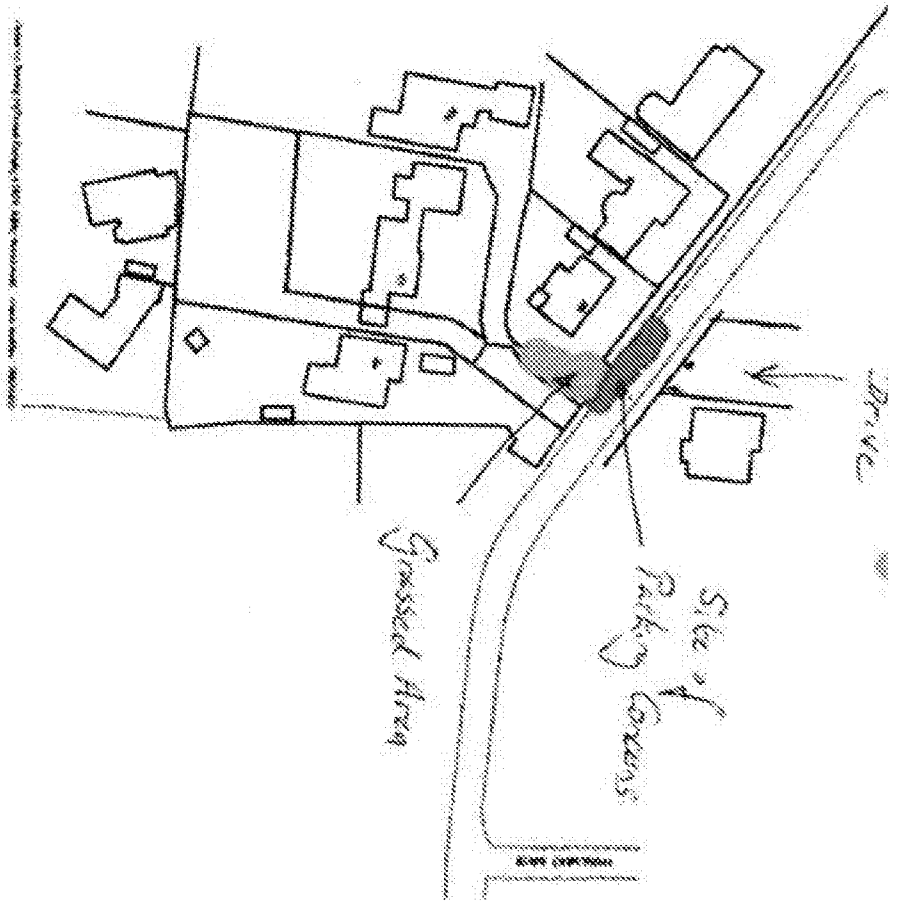
Re; EP/125/21/PL

We wish to submit our objections regarding the above planning application.

We are the owners of 15 Vermont Drive which is situated diagonally opposite to the driveway entrance to Nos. 22, 24 & 20A Vermont Drive.

We have two objections to this application both related to the matter of parking – firstly our concerns of the inevitable additional on-road parking over & above that which already occurs opposite our driveway, & secondly our concerns of further increased on-road parking that will undoubtedly occur during the construction period should planning permission be granted.

We attach below a copy of the site plan which we have marked up to show the locations of our concerns, namely the stretch of road affected by off-road parking & the grassed Council owned amenity area.



We note from the Planning Statement the following claims: -

6.23 – “it is accepted that the proposed development would result in increased comings & goings to the site ----- in our view this would be minimal ---- & would not cause demonstrable harm to the residential amenities of any neighbouring property -----”.

6.40 – “The proposal would utilise an existing access ----. Given that it is considered that the arrangement would be entirely appropriate & would not prejudice highway safety.”

Objection 1.

What the applicant has failed to mention is the fact that, due to the awkwardness of the current access to the 3 properties opposite. we are frequently confronted with various vehicles, whether delivery vans, lorries or visitors cars resorting to parking in Vermont Drive opposite our driveway. This makes access/egress to our drive difficult & dangerous due to loss of width for turning in from Vermont Drive & the loss of visibility to other traffic.

The danger of on-street parking at this location is illustrated in the photo below. This accident occurred in June 2017 when a car had swerved around a parked car & collided with an oncoming motor cyclist. We have made representation to East Preston Parish Council regarding the speeding of vehicles along this stretch of Vermont Drive.

We have also attached a representative photo to show the sort of parking that occurs. Often the situation is worse in that 3 or more cars are parked here.





The problem of on-road parking applies to the occupiers/users of Nos 22, 20A & 24 Vermont Drive & the addition of another 4 bedroom house being served by the current single driveway will just add to this risk.

We have also witnessed that the occupiers of Nos 22, 20A & 24 Vermont Drive (maybe all or some of them) have also resorted to using the Council owned grassed amenity area adjoining the front drive as a convenient parking space for overflow vehicles from their properties. We have seen private cars & builders vans etc. parked on this amenity & that it has also been used for the storage of builders materials & or waste while works are carried out at the 3 properties. This is all brought about by the awkward access/parking to the 3 properties & again the addition of a 4th property will inevitably increase these occurrences.

Objection 2.

Should planning permission be granted we are concerned about the inevitable use of Vermont Drive & the grassed amenity area being used for the parking of site vehicles & plant. The proposed site is too restricted to accommodate all site vehicles & the inevitable overflow parking will occur. If permission is granted conditions should be imposed to ban parking in Vermont Drive (or on the grassed amenity area which will suffer damage)

Summation.

We note that the last attempt to obtain planning permission for a bungalow on this site was made in 1988 (EP/265/88) & was refused & appeal dismissed on the grounds that "The proposal would constitute an unsatisfactory form of backland development which, with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties". We further note that the applicant seems to be relying on the backland development that was granted planning permission under EP/69/17/PL for 60 Vermont Drive. It should be noted that the location of the above is in a cul-de-sac location off Vermont Drive & cannot be compared with the location & conditions prevailing (ie no through traffic etc) in the current application for 22 Vermont Drive. We therefore are of the view that the grounds for rejection given under EP/265/88 have not changed & the current application should be refused. Certainly we strongly dispute the applicants statement that there would be no prejudice to highway safety when the current situation is already dangerous & will inevitably deteriorate by the additional usage from a 4th property on the site.

Yours faithfully,

Mr & Mrs G Christian
15 Vermont Drive.
BN16 1LA

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