



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

8th November 2021

John and Josephine Cronin
17 Vermont Drive
East Preston
BN16 1LA

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/125/21/PL
Site Address: 22 Vermont Drive East Preston BN16 1LA
Description of works: Demolition of existing single storey projection on host dwelling, removal of swimming pool and erection of 1 No. detached 1 1/2 storey self-build dwelling with detached garage building on existing garden land. This application is in CIL Zone 4 and is CIL liable as new dwelling.

Thank you for your internet representation made on 7th November 2021 which has been recorded as an objection with the comments as follows:

OWPC41692

We would like to record our objection to the above planning application for a proposed new dwelling. Our objections relate to the access to the new dwelling and the lack of parking provision within the plans and the additional on - road parking demands this dwelling will create.

Objection 1 - Access to dwelling

As we live directly opposite the opening leading down to this dwelling, we strongly disagree with the Highways Authority's assessment regarding access and visibility. It has long been a concern that this opening is insufficient for the current level of traffic using it as cars, delivery vans and lorries often block access to our drive when visiting these properties as the access is insufficient, something which the plans fail to address. There is a lack of space for any vehicles to turn on the road leading up to the house. In the building phase, large lorries will be required to remove rubble, and bring new materials for the build etc. which will need to go in backwards for ease of loading and getting back off the property. This would have a big impact on our property, particularly our blocked paved drive and also a safety concern when our grandchildren visit.

Objection 2 - Parking

Additional housing in this area will further increase the number of residence cars in an area already overflowing. Two parking spaces is inadequate for a property of this size and the potential number of residents as well as visitors and will cause further parking problems. The inadequate initial size of the garage for parking demonstrates that there is no intention for this to be used to store a car. Additionally, the existing dwelling will

also lose parking provisions in order to provide access to the new dwelling again creating additional parking problems. It has been noted on many occasions that the green council owned area on the right of the lane is used for parking by the properties in this location which often overflows onto the road, causing difficulties for us and neighboring properties when getting on and off our drive as well as causing difficulties with the flow of traffic. Vermont Drive is too narrow to have cars parked on both sides of the road plus traffic coming down both ways and with the speed of some cars, accidents have already occurred and this proposal will further increase the risk of it occurring in the future. Builders are often forced to park on Vermont Drive, due to poor access to the houses in this location, which has proven to be a challenge for us to get on and off our drive as we are either unable to turn in due to lack of space or come off safely as we are unable to clearly see oncoming traffic.

In conclusion, we note that there was a previous attempt to gain planning permission on this site (EP/265/88) in 1988, which was refused on similar grounds to those we have raised. We therefore feel that these grounds for refusal remain and so the current application should be refused in order to protect the safety and privacy for all local residents.

Yours Faithfully

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>