

*Mr & Mrs J Cronin
17 Vermont Drive
East Preston
West Sussex
BN16 1LA*

07 November 2021

Ms Amy Myer
Arun District Council
Planning & Building Control
email: planning@arun.gov.uk
amy.myer@arun.gov.uk

Dear Ms Myer

**Re: Town & Country Planning Act 1990
Town & 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 1½ 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.

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

Mr and Mrs Cronin