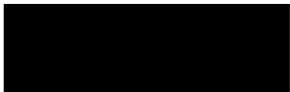


**32, Fittleworth Drive
Bognor Regis
West Sussex
PO22 6QE**



Mrs S. Leeson,
The Planning Department,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF.

20th June 2011

ACK

RE: PLANNING APPLICATION FP/109/11

Resubmission following refusal of FP/241/10 and FP/155/09

Please find attached objections to the above planning application made by:
Herongate Land & Developments.

For the construction of:

1 Detached Bungalow with Associated Parking and External Works.

At the property known as:

21, Uppark Way, Flansham Park, Bognor Regis, West Sussex, PO22 6QQ.



Initial Observation

Considering that this re-submission does not significantly differ from the previous applications, and has not taken into consideration all of the previous reasons for refusal, it is difficult to see why planning permission would be granted on this occasion.

Re: Access/Parking

The present parking facilities for this property consist of a single garage and a driveway with off-road parking for two vehicles which gives off-road parking for a total of three vehicles. It is unacceptable that under the proposed plans both the garage and the driveway would be done away with so instead of as at present one property with the facility to park three vehicles off-road this would become two properties with the facility to park two vehicles off-road. Furthermore, it is unacceptable that the present occupants, should they gain planning permission, consider it acceptable to park all of their vehicles within Fittleworth Drive having lost their previous garage and driveway parking facilities in an effort to provide off-road parking for the proposed new property. Considering that both the present and proposed properties are of two bedrooms, one would expect adequate off-road parking to be made available for both properties.

Re: Existing Use

The eastern side of the grass banked landscaped area situated at the northern end of Fittleworth Drive [irrespective of being owned by the present owner occupiers] is not, and never has been, part of the rear garden of 21 Uppark Way but yet again the plans show that the land required for this development includes half of the grass bank irrespective of the conclusion given by the planning department in refusing the previous application which stated when referring to the grass banked area:

- *The loss of this space would be a visual distraction on the estate which was designed to include open space reinforced by the layout of the estate in a non-traditional pattern more reminiscent of a Radburn design. Currently the greensward is a focal point when approaching Fittleworth Drive. This openness is an important feature in the gateway to the countryside beyond.*

Re: PPS3 as quoted in previous planning refusal conclusions

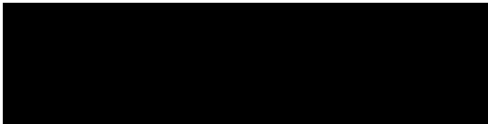
- *The PPS states that good design consists of good access to community, green and open amenity and recreational space as well as private outdoor space such as residential gardens. In this case the proposal is quite cramped and would require the loss of open space to the rear of the existing dwelling and it is therefore considered that the proposal does not conform to PPS3.*

It would appear that the aforementioned has not changed with the submission of these revised plans.

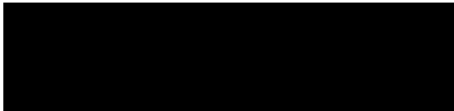
(2)

To Summarise

From the attached aerial photograph one can easily visualise, should this proposed development be allowed to go ahead, how it will permanently harm the character and appearance to what was originally an attractive well planned out area within this part of the estate and it is for this reason, along with the other observations and comments made herein, and furthermore that the applicants have taken little or no notice to the reasons given for refusal on the previous occasions, that we urge you to reject this amended application.



Robert C. T. Meston



Christine Meston





- = Proposed Area for Development
- - = Back Garden Boundary Fence
-



ARUN DISTRICT COUNCIL

21 JUN 2011

RECEIVED

SC

Mr Daniel Sleet,
24 Fittleworth Drive,
Felpham,
West Sussex,
PO22 6QE.

20/06/2011/

Planning Application FP/109/11 (re submission of FP/241/10.)

ACK

Dear Mrs Leeson,

I wish to object extremely strongly to any such attempt to build in the garden of 21 Uppark Way and on the greensward owned by Mr Walker which is in Fittleworth Drive. The Green area at the end of this cul de sac has always been a pleasant focal point and until Walker moved in had always been cut and well maintained by the previous owner in line with the other half of the "bund" owned by our neighbours at 22 Fittleworth Drive. Had the original developers of the site thought they could have squeezed another dwelling in at the end I feel sure they would have done so.

Parking is a great problem and there have been times when I have had to park my car on the main Flansham Park road because spaces outside my home are taken up with residents of Uppark Way parking their cars there. As Walker says he intends to park his vehicles in Fittleworth Drive if the plans go ahead where does that leave the residents of Fittleworth Drive? At present Walker has a garage plus a drive so can accommodate 3 cars off the road but of course all that will go if the plans are passed.

We also have a house up for sale down this end of the cul de sac the present owner of which has no car but as it is a family home we could expect another 1 or 2 cars to need parking space as the house has no direct road frontage.

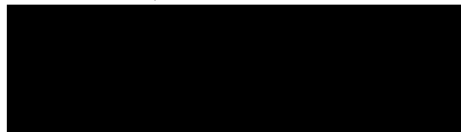
Drainage remains a problem as stated in the past 2 objections to building on this site and the plans show that the building line is NOT outside the required 3 metres of a main sewer.

Work commenced by Mr Walker on an extension to the bungalow at 21 Uppark Way soon after he moved in has yet to be completed and that which has already been done is shoddy to say the least with Uvpc cladding and Flash band appearing to connect some part of the new roof to the old part.

If this is the kind of standard we can expect from Mr Walker and associates on any new build it would be a complete eyesore and maybe I am being cynical but as we were told when Mr Walker moved in that he dabbles in Property Development are we to be left with an unsightly structure to have to look at if he sells up and moves on.

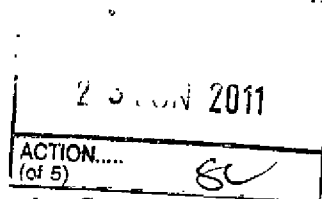
I plead with the Planning committee to please reject this Application,

Yours faithfully,



Daniel Sleet.

22, Fittleworth Drive,
Felpham,
Bognor Regis,
West Sussex.
PO22 6QE



Arun District Council,
Planning Services and Housing Strategy,
For the attention of Mrs Leeson.

ACK

21 June 2011.

Planning application No. FP/109/11 (Re-submission of FP/241/10)

Dear Mrs Leeson,

We wish to strongly object to the above planning application which is garden grabbing in 21, Uppark Way. Is this properties address intending to be Uppark Way or Fittleworth Drive, as the bungalow seems to be in Fittleworth Drive. The residents of 21, Uppark Way have two parking spaces in their property by their garage, where do they intend parking when the new bungalow is built as their parking will disappear when the garage is demolished. The parking in Fittleworth Drive is already at a premium and some residents come home to find no parking available for them, when the spaces have been taken by Uppark Way. Number 21 Fittleworth Drive yet again seems to not be numbered on the plans so it appears 21, Uppark Way is 21, Fittleworth Drive. Mr Walker or Herongate have never consulted with any of the residents about their intentions which we understand they should have.

The building still seems to be not 3 metres away from the main drains which we understand is a legal requirement. The application also states that they do not know whether they intend to connect to the main drainage system, should they not know what their intention is? Our property is regularly suffering from blocked sewers when our toilet backs up and we are unable to flush for many hours or until the water company clears the problem. We note there intends to be a soakaway on the new proposed bungalow, but there does not appear to be enough room for this.

It looks as if the North and South Elevations seem to be wrong yet again. There does not appear to be a retaining wall to hold up our side of the hump, which will fall down if it is not retained. The proposed new bungalow is not in keeping with the existing properties, it is a totally different style to what is already in the road.

If the council care to visit 21, Uppark Way they will see the bad workmanship that the owner has been undertaking, surely he is not able to build another property the same. The mess that is still in the garden and on our adjoining hump is an eyesore, he does not even bother to cut the grass to keep it reasonably tidy. We notice the black plastic that is

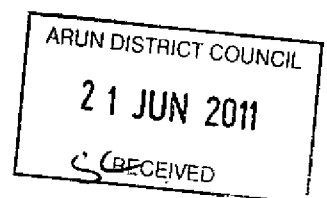
at the side of his property alongside Worms Lane is still there and has not yet been removed. We have had a problem with rats and this is an ideal home for them.

We hope this application will be yet again refused as it will spoil the view when driving into Fittleworth Drive as it is, at the moment, trees and bushes.

Yours truly

A large black rectangular box redacting the signature of Mr B. and Mrs C. Wilton.

Mr B. and Mrs C. Wilton.



Mr J Gadd & Mrs J A Gadd,
24 Fittleworth Drive,
Felpham,
Bognor Regis,
PO22 6QE.

June 19th 2011.

Re:- Planning Application FP/109/11 re application for FP/241/10.

For the attention of Mrs S Leeson,
Planning Services and Housing Strategy,
Arun District Council.

ACK

Dear Mrs Leeson ,

We strongly object to yet another attempt by Mr Walker and associates of 21 Uppark Way to build in his back garden and land he owns at the bottom of the cul de sac of Fittleworth Drive.

"Garden Grabbing" we thought had been outlawed with Councils refusing to pass plans like these.

There are already severe Drainage Problems within Fittleworth Drive with the Mains Sewers not able to cope on some occasions and several neighbours experiencing the very unpleasant "back flow" of sewage up into their toilets and drains at times overflowing into their properties and the Water Board are constantly having to be called out. Another dwelling will only add to this situation.

With regards to the Sewers we note that on the Application form at **no 11. FOUL SEWAGE** It is stated that they intend to dispose of foul sewage in the main sewer and yet when asked if they intend to connect to the existing drainage system have stated **UNKNOWN**. Does that mean that Mr Walker and associates intend to move our main sewer?.

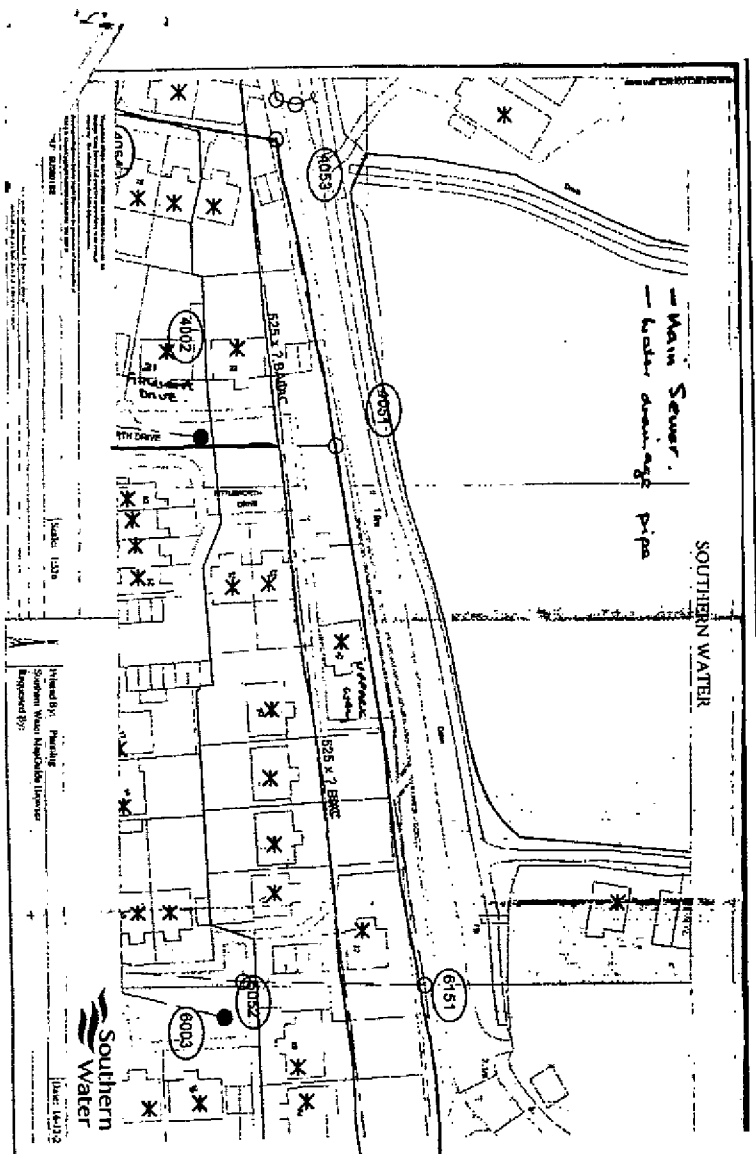
The plans show quite clearly that any building work will **NOT** be outside the 3 Metres required to build near a mains sewer.

The Plans once again show anomalies. **PROPOSED FLOOR PLANS AND ELEVATIONS Drawing No 508/DPA02 shows the SOUTH ELEVATION facing the wrong way.** It may only be a small point but to us shows a complete lack of competence on the preparation of the plans.

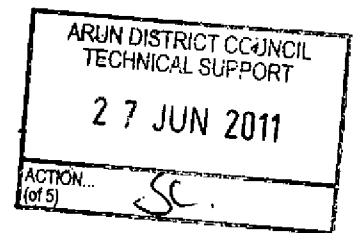
With regards to the fact that Mr Walker and his family intend to park their vehicles in Fittleworth Drive instead of off the road on their own driveway(which will go if the plans are approved) will only add to the already lack of adequate parking for Fittleworth Drive residents as we already have residents of Uppark Way parking here and many times we are not able to park near our homes because of this.

One family size house is up for sale at the moment and under offer. The present owner does not have a car but it is quite likely that the new owners may have 1 or 2 vehicles and as they have no road frontage to their property will need to park here. Where will they park if this goes ahead?

In view of the fact that twice before planning permission for this plot of land has been refused can we please implore the Planning Committee to do the same again. If any members of the Planning Committee come to view the proposed may we suggest they also look at the extension to No 21 Uppark Way which was started by Mr Walker shortly after he moved here and is still not finished and leaves a lot to be desired in the way it has been carried out. Surely it would be more prudent of him to finish one before trying to embark on another. We realise he is a Property Developer and possibly intends to make money by building in his garden and then moving on leaving us residents of Fittleworth Drive to look at the consequences.



HAF STREAMING POSITION OF
SEVERAL DEMANDS PIPE IN
RELATION TO FPL/109111



Ms. June L Bull
23 Fittleworth Drive
Felpham
Bognor Regis
PO22 6QE

June 20th 2011

REF FP/109/11

ACK

Dear Sir/Madam

I wish to strongly object to the new plans proposed by the owners of 21 Uppark Way Felpham, to build on the land they own at the bottom of Fittleworth Drive.

When I bought my bungalow in December 2009, the main reasons for purchasing the property was the quiet and rural location in an already developed area.

Now to read the notification that permission has been sought for a dwelling adjacent to my property has caused me a great deal of concern again.

- Firstly, I will inevitably lose a substantial amount of natural light, which I really am unhappy about.
- Secondly, the parking situation at the present time is horrendous to say the least!
I very often have difficulty parking my car, and if I have family or friends visiting, it's a rare occasion to obtain a parking place, as most of the spaces are taken up by the residents of Uppark Way. It doesn't take much imagination to realise how much worse the situation will be, should the planning permission be granted. It is going to cause chaos as there will be at least another 2-3 cars from Uppark Way, in an already overcrowded Cul-de-Sac.
There is a neighbouring house For Sale in Fittleworth Drive (No.26), the current owner does not have a car, but that isn't to suggest that any new owners will not.
- The current parking does already infringe on my privacy, as the cars park facing toward both my kitchen and bedroom windows, additional parking will only add to this.

Whilst I do not have vast knowledge of planning regulations with regards to water supply/ wastage etc, if when this estate was originally built it was viable to add more dwellings in, I'm sure that the original developers would have done so.

I seriously urge the planning committee to reject this application.

Yours Faithfully,

J.L. Bull (MS.)