



12 Second Avenue,
Felpham,
West Sussex. PO22 7LJ



10th. July, 2008.

Dear Sir,

Planning Application Ref. FP/127/17/PL.
Re. 2 Second Avenue, Felpham.- Proposed two storey dwelling.

I would like to object to the Planning Application for the development of part of the site of 2 Second Avenue, Felpham.. PO22 7LJ.

You will no doubt be aware that a previous planning application in 2008 received outline permission subject to stringent conditions of which I enclose a copy. Some of these conditions have been ignored in the current application:

- a) Condition 7. Distances from neighbouring properties. The Plans submitted show a gap of only 2 metres between the Southern elevation of the existing building and the Northern elevation of the proposed dwelling – not the 3 metres required by you. The Southern Elevation of the proposed building is only 1 metre from the fence where the Northern wall of No. 1 Second Avenue exists.
- b) Conditions 3 & 4. Car Parking – Please note that no parking is allowed on the roads at any time. There should be on site parking available for occupants and visitors. The proposed garage door is only just over 2 metres wide, only suitable for a rather small car. It is unlikely to be used continually as part of the on site parking availability.

- c) It would appear from the plans that the proposed dwelling is slightly in front of the building line of the west side of the road.

After compliance with your conditions, the resulting building would only be about 6.5 metres wide and generally would be out of keeping with the ambience and general appearance of the road.

Yours faithfully,

A solid black rectangular box used to redact the signature of D.J. Calder.

D.J. Calder. (Mr.)

Development Control,
Arun District Council,
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex. BN17 5LF

2007/08

Return	Sequence Number	Details
	1	The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:- (a) Layout; (b) Scale; (c) Appearance; (d) Landscaping. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
	2	The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
	3	The building hereby permitted shall not be occupied/until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars. Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
	4	The building hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area. Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
	5	This permission relates to the plans as submitted and amended by substitute plans dated 8th January, 2008. Reason: For the avoidance of doubt.
	6	No development shall be carried out until the single storey building existing on the application site at the date of this permission has been demolished, the debris removed from the site and the site cleared. Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
	7	The distance between the southern elevation of No. 2 Second Avenue and the side of the north wall of the proposed dwelling hereby permitted shall be no less than 3 metres. Reason: In the interests of visual amenities in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
	8	INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995 SUMMARY This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character (and there are no material considerations to indicate otherwise. RELEVANT POLICIES: STRUCTURE PLAN: LOCL, DEV1, DEV5, CH1, NE17 LOCAL PLAN: GEN2, GEN7, GEN12 NATIONAL POLICIES: PPS1, PPS3, PPG13 This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.