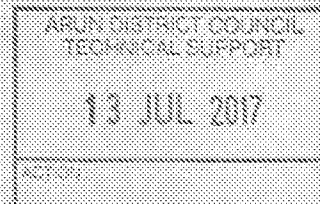


Scan
14 Second Avenue, Felpham, Bognor Regis,
West Sussex, PO22 7LJ

12th June 2017

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



Dear Sirs,

**Re: Application FP/127/17/PL0 - 2 Second Avenue, Felpham
Proposed 4 bedroom house**

We write in objection to this Application, which is substantially the same as a previous Application (FP/266/07) made by the Applicant and considered by ADC Planning Committee in 2008. Despite there being 21 Letters of Objection and an objection from the Felpham Parish Council, this previous application was approved with 8 specific Conditions (copy enclosed), one of which was that a distance of no less than 3m between the existing property and the new property. This particular qualification was included following a site visit by members of the Planning Committee. This new application ignores that Condition.

Inaccurate Plans;

I am surprised that this further professionally prepared application also contains inaccurate plans, as did the 2007/8 Application, which are potentially misleading bearing in mind the specific nature of the application and the 'property' in question. In particular, the adjacent house to the south, Shergar, has a first floor side extension which is not shown. This omission implies a greater sense of space than exists. Please see a copy of the letter issued by Broadlands dated 15 January 2008, which remains appropriate to this application.

Impact on neighbouring properties and Character of the area;

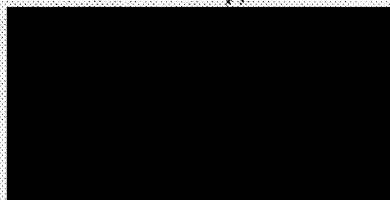
Existing plot sizes in Second Avenue are considerably wider than the proposed site, which is a little over 10m (32') frontage compared with 50' upwards for other properties. If this Application is approved, there will be two properties each with a smaller frontage than any other in this road and also on this estate (one being 32' and the existing property reducing to 41'). This is out of character and detrimental to the character and appearance of Second Avenue and the area of Summerley Estate.

Parking;

I enclose two photographs taken on 1st July 2017, being the Saturday after the Application Notice was pinned to a fence. This Notice has since disappeared. These pictures show that there are already a 'more than usual' number of vehicles linked with the activities of the Applicant. Parking is already a problem most weekends and a further property on such a narrow plot with two or more cars will create an even greater problem affecting neighbouring properties.

I very much hope that for these reasons good sense will prevail and this Application is refused.

Yours faithfully,



C Keeling

Encl
Conditions set for FP/266/07
Broadlands Letter 15 Jan
s of parking at No 2, on 1.7.2007

2007/08

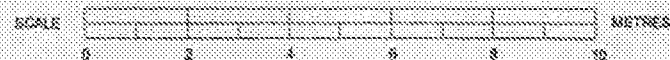
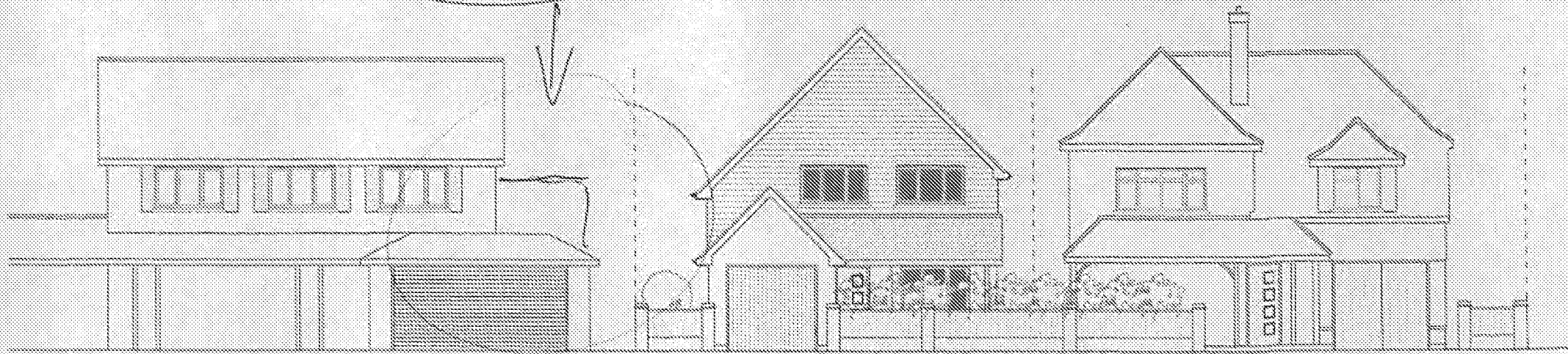
Approved with these conditions

Return 1

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: LOC1, DEV1, DEV5, CH1, NE17 LOCAL PLAN: GEN2, GEN7, GEN12 NATIONAL POLICIES: PPS1, PPS2, PPG13 This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

current App 2017

not on submitted plans
↓



PROPOSED STREET ELEVATION

SUSSEX BUILDING CONSULTANCY LIMITED
2 SECOND AVENUE, FELPHAM,
BOGNOR REGIS, WEST SUSSEX.
SCALE - 1/100 REV - DATE - 15/05/2017





BROADLANDS
Chartered Surveyors
and Town Planners

MEDWAY HOUSE, 5 LINDEN CLOSE
THE PANTILES, TUNBRIDGE WELLS
KENT TN4 8HH



15 January 2008

Mrs J Chapman
Planning and Housing Strategy
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mrs Chapman

FPP/266/07 O/A two storey 4 bedroom detached house at 2 Second Avenue Felpham Bognor Regis

I act on behalf of Mr and Mrs Keeling who live opposite the application site at 14 Second Avenue; I am instructed to object to this outline application.

The grounds of objection relate to:

- The outline approach
- Inaccurate plans
- Layout out of character in the area due to inadequate width of the plot
- Impact on neighbouring properties

Outline application

The question of whether this modest side garden can accommodate a detached house is a matter of detail, yet all detailed matters other than access are reserved for future consideration in this application. The plans accompanying the application are for illustrative purposes only. It is fundamentally important that both members and local residents have the opportunity to consider and assess precise details – an outline application is simply not appropriate in this instance.

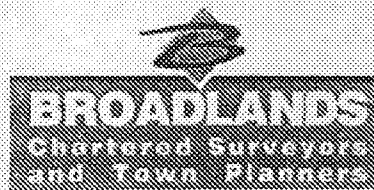
Inaccurate plans

Whilst the details of the plans are illustrative, it is worrying to note that the street elevation is inaccurate. The adjacent house to the south, Shergar, has a first floor side extension which is not shown; this omission implies a greater sense of space than exists. This error affirms the need for accurate, detailed plans to assess the impact on the amenities of neighbouring properties and the character of the area.

PARTNERS:
Robert Verrell BSc (Hons) MRICS
Paul Carter BSc (Hons) Dip TP MRICS
Shane Baggett MRICS

ASSOCIATES:
William Hall BSc MSc Grad. Cert (AA) MRICS
Scott Evans MRICS
Tracey Dixon BSc (Hons) BTP MRICS

CONSULTANT:
John Playle MRICS



Layout – character of area

The Summerley estate is characterised by detached properties on reasonably wide plots. The application site is narrow at only 10.2 m wide, this is probably both the narrowest on the road and the estate. Whilst the illustrative plans indicate that a house with an integral garage could fit on the plot, they also demonstrate that the layout would be very tight to the boundaries, appear cramped and out of character in the area. The distance to the boundaries is only 1m (widening to 2m at the front adjacent to Shergar). It should be noted that the illustrative layout would inevitably result in the loss of a tree on the site, the evergreen oak close to the boundary with Shergar.

This proposal is contrary to local plan policy GEN7 (ii) which requires that all new development

"demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness"

This scheme fails to demonstrate any positive response to the characteristics of the site – which until recently provided a sense of pleasant, green space. There is simply insufficient width to retain any of this character and no opportunity to enhance local distinctiveness.

Impact on neighbouring properties policy GEN7

The attached aerial photographs confirm the relationship of the site to the neighbouring properties. Clause (iv) of local plan policy GEN7 requires that new development *"does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property"*.

Whilst my clients at No 14 would experience a loss of outlook, the future residents of the adjoining properties would experience an unacceptable impact on their amenity due to the proximity, mass and height of the proposed house and its projection beyond the rear walls of the existing houses.

To the south, Shergar is close to the boundary with side windows facing the site, closer than shown on elevation sketch.

To the north, the host property No 2 has six windows in the flank wall of the main house which currently enjoy a southerly aspect over the garden. Regardless of the detail of the final design it is inevitable that the proximity, mass and height of the proposed development would result in serious loss of light and an overbearing appearance resulting in an unacceptable loss of amenity for future residents.

Existing development and use

No 2 has already benefited from substantial extension to the side and rear and the erection of several detached structures which were not shown on the initial submissions. Consequently the remaining rear garden for the host property is significantly smaller than initially indicated on plan.



I am advised that the small single storey building at end of garden is used as an independent residential property (now shown on the amended plans). I understand that neither the structure nor the use has the benefit of planning permission, the use is unauthorised and has been the subject of past enforcement investigations. As it appears that this use does not benefit from lawful use rights, I assume that enforcement action is to be considered by members.

Summary

- The current form and detail of the application is unacceptable and inaccurate;
- The proposed development would be out of character and detrimental to the character and appearance of the area and consequently contrary to local plan policy GEN7;
- The proposed house would have an unacceptable adverse impact on neighbouring occupiers and is therefore contrary to local plan policy GEN7.

I urge you to consider these serious inadequacies and conflicts with adopted policy and recommend that this application is refused.

Yours sincerely

A black rectangular box redacting the signature of Pam Przyjemski.

Pam Przyjemski BA BTP MRTPI

Enc

CC Mr and Mrs Keeling
Mr and Mrs Lade

