

Nicola Smith
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Bognor Regis
West Sussex
PO22 6QQ

Your Ref: OWPC23896
Our Ref: FP/139/19/OUT 23-06-2019
Please ask for:
Maria Tomalova

5th August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for the erection of 1 No. dwelling.
Land south of garage compound & East of 12 Alfriston Close Felpham

Thank you for your internet representation made on 2nd August 2019 which has been recorded as '**an objection**' with the comments as follows:

Regarding OPA ref: FP/139/19/OUT I would like to strongly object. Reasons are:

The estate was purposefully built with greenspaces and an open plan design & many previous planning applications have been refused on these grounds, including buildings & fencing citing policies DEV1, CH1 & GEN7 which I believe would be relevant to any application that may be made for all the local green spaces.

The Felpham local development plan states a wish to preserve & indeed increase 'green spaces' & conserve as many trees in the area as possible. Great emphasis is made on keeping the local character of the estates & places a high intrinsic value on these pieces of amenity land. Building on this land would be contra to that plan.

Felpham has met its housing quota already with the new development off Stanhorn Grove. This development would be classed as infill & as such is not warranted or appropriate.

I'm sure the owners of the adjacent garages would not willingly 'disturb' the white asbestos, but as the garages are already over 40 years old accidental damage is likely to occur in the future & the subsequent access require to safely handle the asbestos needs taking into consideration.

WSCC has indicated that a parking space should be provided as per the Car Parking Demand Calculator at a size of 2.4m x 4.8m within the boundaries of the plot 1.5m away from street furniture & have vehicular access of 3m wide complete with a dropped curb leaving little room for dwelling.

It is likely that any occupier in the dwelling would have at least one vehicle, to suggest that the occupant is unlikely to need one is presumptuous. If there was an older occupier without their own vehicle it is likely that there will be visitors to the dwelling that will need somewhere to park & with the small amount available within the cul-de-sac it seems detrimental to the local residents. Providing bike storage does not solve this.

It has been indicated that the dwelling would be constructed of low weight materials & then clad. Whilst modern building techniques are quicker & indeed cheaper they are not necessarily suitable or in keeping with the local construction, for example none of the single story buildings in the estate are clad.

To be self-sufficient the dwelling would need to produce circa 1,700 kwh of energy per year. This would require the solar tiles facing in a southerly direction at a precise pitch angle to obtain a workable average of 4.5 hours of sunlight a day. I do not believe that this would be possible. The same applies to solar water heating - it would have to be on a southerly facing roof & be of a significant size circa 5m² to warrant having - this space would obviously deduct from the solar tiled area.

Regarding the water treatment plant seeing as septic tanks are being phased out 2020 a bio plant would need to be installed which will need maintenance & de-sludging via tanker which needs taking into consideration regarding access. They are dug into the ground

away from buildings, trees & are not weight bearing which leaves little area left for suitable positioning.

To conclude this development would create significant disharmony amongst the residents & indeed would decrease the quality of life for all. It does not fit into the local area is completely out of character & will detract significantly from the amenity value of the estate. It would not have a positive impact on the local area, would not have a positive impact regrading economic & employment criteria. It does seem that this development is purely for the gains of the developer & the council should continue to expect continuing opposition to any applications regrading all of the green spaces within the estate.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning