

Mr M Lewin, Chairman, Hurstwood
Residents Association
4 Grafton Avenue
Felpham
Bognor Regis
West Sussex
PO22 6AR

Your Ref: OWPC15631
Our Ref: FP/180/17/PL 20-07-2017
Please ask for:
Mr S Davis

20th September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of 1 No. dwelling & erection of 2 No. dwellings.
84 Flansham Lane Felpham

Thank you for your internet representation made on 19th September 2017 which has been recorded as '**support**' with the comments as follows:

Planning Application FP180/17/PL

Reference the above application.

I wish to comment on behalf of the Association on the application to build two new bungalows on the area of land where 84 Flansham Lane currently stands.

Firstly, I am chairman of the Hurstwood Resident's Association which for your information is only responsible for the preservation and maintenance of the Estate roads, common parts and amenities of the estate, for the benefit of all members. The Resident's Association maintains the verges and conifer hedge in Summerhill Drive adjacent to the new property and also Summerhill Drive over which access to the properties will be achieved. Summerhill Drive is not public highway and is privately owned.

The Residents Association is interested in the grass verge and conifer hedge in Summerhill Drive adjacent to the property and over which two vehicular access drives will be constructed to serve two on site parking spaces for each property. For the record this area of land does not form any part of 84 Flansham Lane and has been maintained by the Resident's Association for many years.

Firstly no detail has been shown on the plans of the two mature trees and the conifer hedge that are growing in the verge in Summerhill Drive. This is necessary to assess how the grass verge, trees and conifer hedge will be treated and also for that matter the type of boundary to be provided between the bungalows and the grass verge. This is very important as the Residents Association is keen to work with the developer on improving the visual aspect of the access into the estate as, I assume, these two properties will be included with an address in Summerhill Drive.

On the previous application for the site the Residents Association were keen to protect the conifer hedge and a condition was placed on that application to preserve the hedge. Given that two bungalows are now proposed on the development site the Residents Association are happy for the conifer hedge to be removed and the frontage of the bungalows to be visible from Summerhill Drive which will incorporate the properties better into the street scene. In these circumstances it is important that the boundary provided is a dwarf wall similar to that provided for other adjacent properties and elsewhere on the Estate. It is also important that the verge is suitably landscaped with trees/shrubs to aesthetically enhance the development.

I trust these comments will be considered.

*Mike Lewin
Chairman
Hurstwood Residents Association*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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