

Mr & Mrs Paske
2 North Way

Bognor Regis
PO22 7BS

Your Ref: OWPC11439
Our Ref: FP/245/16/PL 02-11-2016
Please ask for:
Richard Temple

15th December 2016

Dear Sir/Madam

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

Retention of mixed use C3 (residential) and Sui Generis/Community open house as a personal permission with existing sheds to front garden - Resubmission of FP/171/16/PL.

Olive Tree Cottage 40 Links Avenue FELPHAM

Thank you for your internet representation made on 14th December 2016 which has been recorded as '**an objection**' with the comments as follows:

Due to restrictions I must present this as 2 documents.

We wish to object to the recent planning application FP/245/16/PL. Due to number of characters allowed this is part Part 1, Part 2 will follow in a separate objection letter. This application varies only slightly from the previous one which was rejected. On advice, they have reduced their community open days by one, and the business hours by one. By agreeing, upon selling the house, to revert the dwelling to a home, makes little difference. The intrusion of a community house on this small residential neighbourhood continues, be it for 2 or 20 years, the latter would no doubt see several residents deceased by that time. Specifically, the planning application still contravenes the following: -

QE DM1

States that there must be evidence to demonstrate there are no suitable alternative locations to this development.

- It has clearly been shown that there are alternatives to this development. For example, there is the community hall at St. Mary's plus the new community hall being built in Middleton.

- It also states that the tranquillity of the district is not affected. Unfortunately, that is not the case.

The Arun District Local Plan 2003 policy state GEN 7

- Development will be permitted provided it:

(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

(v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;

(viii) provides for vehicle parking (Gen12) also (iii) potential highway safety problems. As to this last point their own supporters, eg. a supporter living in Rose Green Road, confirms that despite directing visitors to the car park it is often full and therefore visitors park in the road. As they now sell furniture, cars with trailers also park on the corner to load furniture. Perhaps Highways should revisit this problem. ?

Felpham Neighbourhood Development Plan states: -

New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The principle of a part dwelling, part community open house use in this residential area is not considered to be acceptable. The area is characterised by various types of residential dwelling and this use is at odds with the predominant and sensitive nature of the area. This development consists of mixed commercial and residential use, this is not an established characteristic of this locality. The

introduction of a commercial use of this type is considered to detract significantly from the residential environment of the area. The impact on local residents doesn't affect families from further afield.

TO BE CONTINUED

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

Karl Roberts
Director Planning & Economic Regeneration