

Mr & Mrs Paske
2 North Way
Felpham
PO22 7BS

Your Ref: OWPC11440
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:

*We wish to object to the recent planning application FP/245/16/PL. Part 2
Impact on Neighbouring Residential Amenity
Policy GEN 32 (Noise Pollution)*

- Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses.*
- Development which is a potential source of significant noise pollution will not be permitted.*

The report stated: -

The development could well give rise to significant noise and disturbance to neighbouring residential properties. The layout of the site does not lend itself to this type of use. It is a prominent corner location at the crossroad junction with Links Avenue, Eastover Way, North Way and Rife Way. The main private garden is to the front with the petting zoo and decking for tables and chairs, enabling noise to emanate to both properties at the front and sides (on all the afore-mentioned roads) of the house to be effected. This would not normally be expected from a detached family house with a large family in occupation. The additional disturbance is compounded by the use of the front garden and driveway by children playing and people dining. The garden, its contents and activities are no longer typical of a domestic dwelling and cumulatively the changes to the garden coupled with the number of visits are considered overly intensive, out of character and harmful. It is clear that the development creates a use which generates noise and disturbance significantly above the previous use as a single family.

For this reason planning permission must be refused on the grounds of detrimental impact to neighbouring residential amenity.

Highways and Parking Issues

WSCC did not object to the application on the grounds of on street parking. However continued unsafe parking means cars entering Links Avenue from Eastover Way do not have clear views of oncoming traffic. It is particularly the case now that vehicles park on the corner, with their trailers, to pick up furniture.

General

Since the previous planning application was refused, activities have increased. Advertising as a playground, caf , (found on finerestaurantfinder), clothes shop and furniture shop. Many items are for sale including baby seats, reading books, musical Santa's, concrete garden rabbits, cushions, candle boards, photo frames, framed picture frames, 7 drawer cabinets, weight watchers books, wooden puzzles etc etc. It is therefore hard to believe that this is not a commercial venture working behind a very good cause.

For the reasons outlined above Arun County Council must surely have adequate grounds

to refuse planning permission.

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