

Carolyn Bailey  
2 Rainbow Cottages  
Flax Mean  
Bognor Regis  
PO22 8RB

**Your Ref:** OWPC21891  
**Our Ref:** FP/32/19/PL 13-02-2019  
**Please ask for:**  
Richard Castro-Parker

1st April 2019

Dear Sir/Madam

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

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Conversion of part retail unit & storage area to form 9 No. residential units consisting of  
3 No. 1 bed & 6 No. 2 bed dwellings & new access to rear.

107 Felpham Way Felpham

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Thank you for your internet representation made on 29th March 2019 which has been recorded as '**an objection**' with the comments as follows:

*We find several reasons for objection to the proposed development:-*

- 1 The northern block touches the boundary of 1 Rainbow Cottages, this would mean all privacy in the garden and rear rooms of 1 Rainbow Cottages would be lost; unless all overlooking windows were of obscured glass. Alternatively the block should be move further east, unfortunately this would then cause similar problems to 2 Sunnyside Cottages.*
- 2 Parking spaces for 9 flats. We would anticipate approximately nine vehicles have not been provided for within the boundaries of the development. Given 6 of the proposed flats are for 2 bedroom flats one should work on the principle that a possible 15 cars could need to be regular accomodated, without the need for visitor parking.*
- 3 Access to the blocks is via Flax Mean. This is a cul-de-sac with very limited parking space for the private properties and council bungalows accessed at present. Access is also required for emergency vehicles given that all of the Flax Mean properties are for those over state pension age.*
- 4 The comments in number 2 above lead one to the conclusion that overflow parking would occur on Flax Mean causing frequent problems. Also the possibility that emergency vehicles may have difficulty reaching elderly residents due to insufficient road space and turning areas.*
- 5 Flax Mean is a road for the specific use of the residents of the private and council owned properties and maintenance is shared by the council and the private home owners. As one of the private owners we have not been contacted by the Council over the change of usage. Can the officer in control of this development please contact their colleague in Housing over this specific point.*

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](http://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