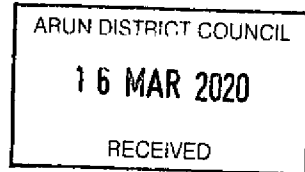


SCANNED

23 Shrubbs Drive
Bognor Regis
West Sussex
PO22 7SW

14th March 2020

17 MAR 2020



Dear Sir,

Re: Planning Application M/19/20/HH - 27 Shrubbs Drive

This application is basically a resubmission of application M/64/19/PL and I object to the proposed development for the following reasons.

The addition of a 2 Bedroom Bungalow would be an over development of the site.

The Shrubbs Drive area is a residential area and in the last few years a 20+ sq. mt. fully serviced building (shown as the Studio) has been constructed at the southern end of the original 4 bedroomed property against the front boundary fence and is currently used commercially to run a Beauty Therapy business. This has lead to client vehicles parking on verges and restricting access to drives.

Plans P01 and S01 overstate the size and shape of the front garden of the property as can be seen in Plan P02

The planned property clearly looks to provide facilities for independent living and therefore presumably for adults who will have means of transport and require parking, therefore provision of additional off road parking for two vehicles should be provided for now and future occupants, yet it does not provide this.

The property sits on a corner of Shrubbs Drive and there are three vehicle access drives around the bend and only a 12ft section of verge between the driveways of properties 27 and 25 fronting onto Shrubbs Drive, any vehicle over 12ft in length parked against this section of verge on the bend would obstruct the driveways, impacting the ability to access the driveways. The Highway Code states "DO NOT stop or park on a bend" (Rule 243) and "When using a driveway, reverse in and drive out if you can." (Rule 201). Clearly if vehicles park on the bend they are ignoring the safety advice given in the Highway Code and if they obstruct the driveway entrances they make it more difficult for other residents to follow the advice in the Highway Code.

The property has one parking space in front of the garage and they have created a parking space along side to accommodate their existing 2 vehicles. Clearly if the bungalow is allowed then provision to park at least 2 additional vehicles for the occupants of the bungalow within the boundary of the property should be made a condition of planning in accord with the SPD on Parking Standards, they indicate that the application does not involve the provision of new car parking. The layout of paths and presence of amenity grass and trees around this corner of Shrubbs Drive severely restricts access to create further parking within the boundary of the property. Parking of any large motor vehicle on the section of driveway leading to 27 Shrubbs Drive between the pathways is likely to obstruct one or other of the pathways at this point and block the existing 2 parking spaces within the curtilage of the property. If no provision is made for parking within the boundary of the property then this is going to lead to congestion on the bend and problems in access to properties sited in this area, the additional vehicles having to park in front of other properties on the estate.

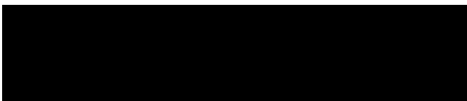
Should approval be given for the planning application then a condition of planning should be a covenant attached that the bungalow must remain as part of the title of 27 Shrubbs Drive and cannot be sold separately or separately let as there is no independent vehicle access onto Shrubbs Drive.

The estate has been designed in such a way that each property can generally park their vehicles on their own drives or if necessary in front of their own property without causing problems to neighbours. Unfortunately this property whilst being large and having a large garden does not have any significant road frontage to do this, in fact its frontage is shared with 25 Shrubbs Drive. Therefore it is not really suitable for further development of this nature as any additional vehicles cannot be accommodated within the boundary of the property or its frontage.

The Parish Council objected to the original application and I assume they will object again on the same ground.

As of today's date no Planning Application Notice has been displayed in the vicinity of the property.

I trust you will fully investigate and consider the points raised in my objection to this planning application.


David J Powles