

Mr A R Spiers
9 Ancton Drive
Bognor Regis
West Sussex
PO22 6NA

06.10.2014

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

For the attention of: Mrs A Gardener, Planning Officer

Dear Sirs,

Subject: Application for Planning Permission reference M-61-14-PL - The Litten

I refer to the above application for Planning Permission to demolish an existing residential building and garage at "The Litten" and construct three residential properties and new garage.

I am not against the principle of changing the existing building on the Site but I do object to the proposal. My reasons for objecting to the proposal are:

- i The existing building is referred to being comprised of 1x 4-bedroomed flat and a 1 x 1-bedroomed flat. A study of the layout of the supposed 4-bedroomed flat reveals that for family accommodation it is only a 3-bedroomed flat. There is a 1x bedroomed flat, thus making 4 bedrooms in total. However, the proposal is for three residences having a total of 6 bedrooms, an increase of 50%.
- ii From inspection it can be readily seen that the footprint of the proposed building will almost double the footprint of the existing building. This will increase the hard area thus increase rainwater run-off plus the increased size of the building will have a significant impact on the appearance of the site and ambiance of the lane.
- iii The number of residential dwellings will increase from two to three. The increase in dwellings by 50% and the fact that many dwellings are two car households will substantially increase the number of vehicles accessing and using Ancton Lodge Lane, a private road. This increase in vehicles is recognised by the Applicant because the number of parking places is to be increased from 2 to 5 plus the garage (6 vehicles overall).
- iv The Site proposed layout plan (Block Plan) implies the Site will only have one double-vehicle access onto Ancton Lodge Lane with all cars having to use this access. However, a close inspection of the proposed site layout reveals that there is insufficient area for cars to manoeuvre into all of the three parking spaces which are located adjacent to Ancton Lodge Lane and alongside the double vehicle access onto Ancton Lodge Lane. Access to the two parking spaces next to the building will be impossible if a vehicle is parked in the third parking space from the building.
 - a. To enable access to all three parking spaces alongside Ancton Lodge Lane it will be necessary to pave over more area and relocate the waste bin area. However, this will further increase the hard area and rainfall run-off from the Site.
 - b. It may be that the proposal shows only the double vehicle access onto Ancton Lodge Lane. However, because the proposed parking situation is unworkable, there is a high risk that, if planning permission is granted for this proposal, during construction or at a later date lenience will be given to allow altering of frontage such that it becomes a double width vehicle access plus direct access from the lane into three parking spaces. Thus a total open width crossing the verge of five vehicles. Such risk is totally unacceptable.

- c. The owner/developer has already changed the appearance of the site by removing some of the hedgerow that previously partially screened the buildings and paved area. The opening up of the frontage has a detrimental impact on the appearance along the lane (compare photographs 1 and 2 below) which will be further damaged should the parking spaces be permitted to access directly onto the lane.
- v. Ancton Lodge Lane is a private road subject to covenants which include control on the provision of vehicle accesses onto the lane. The Site Block Plan shows the Site only has one access onto Ancton Lodge Lane across land which I understand to be administered by the Trustees of the Estate whose approval is required before access onto the lane over the verge is widened beyond the existing width;
- vi. In respect of potential flooding of the Site (see photograph 1 below), although the Site may be classified as only risk zone 1, the fact remains that the lane and adjacent area has been flooded in recent years. The hard area is to be increased by a substantial amount thus rainfall run-off will increase. The proposed increase in residential accommodation will potentially increase the number of people exposed to risk of flooding and assessment of a Planning Application should encompass a duty of care of future occupants of the properties;
- vii. The fundamental purpose of the application is not for improvement of existing personal accommodation by a resident but for re-development and extension of the existing building by a developer to maximise return on investment, thus the objectives of the application for planning permission are for purely commercial reasons of an external party. Therefore, the views and objections of existing owners of residences on Ancton Lodge Estate should be weighted against the ambitions of a third party non-resident.
- viii. The increase in dwellings is likely to result in more vehicles using Ancton Lodge Lane. Membership of the Ancton Lodge Resident's Association and/or contribution to the fund for payment of costs to repair and maintain the Estate roads, watercourses and greenery is voluntary. Increase in vehicles along Ancton Lodge Lane by new residents without them making any contribution to the cost of its maintenance is unreasonable. Therefore, approval of the Trustees of the Estate and the Members of the Ancton Lodge Estate Residents Association should be a condition of granting planning permission.
- ix. Demolition of the existing buildings and construction of the proposed buildings, soakaways, other underground works, hard areas, fencing, walling and landscaping will involve a substantial number of movements along the lane by heavily loaded trucks and mechanical equipment. This will have a detrimental impact on the existing road which was not intended for such loading. It is likely to also have a negative impact on the verges as trucks and equipment negotiate their way into or out of or alongside the Site throughout the construction period. Therefore, because of the negative financial impact on the cost of maintaining the Estate roads, verges and watercourses, prior to granting planning permission, the developer should be required to obtain formal written approval of the Trustees of the Estate and the Members of the Ancton Lodge Estate Residents Association.
- x. Overall, the proposal does not provide benefit to the estate or immediate area.

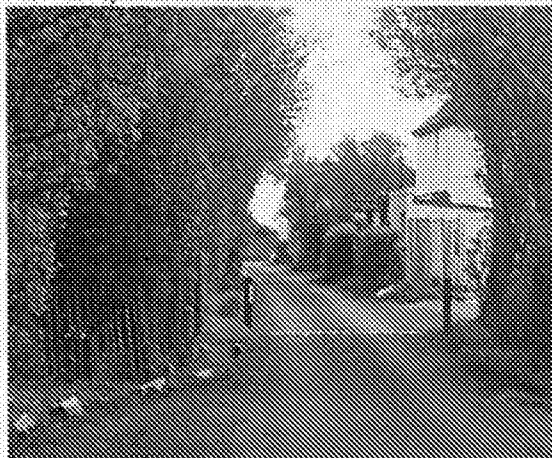
Your faith

A R Spis

Photograph 1 (shows hedgerow and fence screening building before sold to current owner)



Photograph 2 (shows hedgerow and fence removed)



Photograph 3 (looking northwards along lane)



Photograph 4 (looking southwards along lane)

