

Greenfields (Elmer Road) Manag
c/o Hobdens Property Management Ltd
41a Beach Road
Bognor Regis
West Sussex
BN17 5JA

Your Ref: 000011689
Our Ref: M/83/11/
Please ask for:
Miss K Rawlins

1st November 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Ground and first floor rear extensions
2 Elmer Road Bognor Regis

Thank you for your internet representation made on 1st November 2011 which has been recorded as **no objection** with the comments as follows:

Dear Sirs

We write on behalf of our Client, Greenfields (Elmer Road) Management Co Ltd. We are the managing agents for the Greenfields development, which is an immediate neighbour to the subject property.

Our Client has no particular issues with the proposed development itself but are concerned about a number of issues concerning access when the proposed works are in progress.

Whilst the owner has a right of way across land owned by Greenfields, the space that is within his demise to the rear is limited and our understanding is that access at the front of the property for material deliveries, contractors vehicles and skips is extremely limited so presumably most if not all access will be to the rear.

Given that this access is limited, can the applicant please advise what the plan is regarding contractors vehicles, scaffolding lorries, skip lorries, material deliveries and the like as there is a great concern that the entrance roadway (and sub-structure, including drains) to Greenfields will be damaged by such heavy traffic, parking is likely to overspill onto the Greenfields private development and residents are likely to be inconvenienced.

Our Client doesn't wish to be unreasonable about the matter but can foresee a number of potential issues and wants to be sure that these have been carefully thought through and that measures are in place to limit the inconvenience to the 22 flat owners and also ensure that no damage is caused to their property.

I would be grateful if a response, detailing how these concerns will be overcome if permission is granted for the development, could be issued.

Regards

Darren Dalton MIRPM AssocRICS
Director
Hobdens Property Management Ltd
on behalf of Greenfields (Elmer Road) Management Co Ltd

Your views will be considered before the application is determined and I shall write to inform you of any decision made.