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28th October 2021

M R Josey
Sefter Cottage
Pagham Road
Bognor Regis
PO21 3PX

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: P/147/21/RES
Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
Description of works: Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 27th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41471

Dear Mr Davis

Re: P/147/21/RES - Land adjacent to Sefter School House, Sefter Road, Bognor Regis PO21 3EE

I write as the owner occupier of a property which lies immediately adjacent and south of this proposed development and wish to formally register my objection to the above application. Please, therefore, add this representation to the case file.

This revised application is virtually a carbon copy of P/111/21/RES that was previously refused on several grounds including over development, lack of amenity space and building materials out of character with the adjacent properties. The case officer also acknowledged that some of the proposed dwellings directly overlooked the garden of Sefter Cottage.

It would appear that the only significant difference between P/147/21/RES and the previous P/111/21/RES is that four semi-detached 4-bedroomed houses have simply reverted to 3-bedroomed dwellings. Plots No 5 and 6 still have virtually no rear private amenity space and plot no. 4 has only limited space. Given that there is still virtually no communal open space to the front of the properties, it remains the case that the development fails to provide a safe environment for children.

Loss of amenity and privacy

In my objection to P/111/21/RES, I highlighted the fact the elevation of the applicant's land adjacent to our boundary is approximately 2 metres higher than our own land. As a consequence, the proposed houses will, at ground-floor level, overlook the garden and patio of Sefter Cottage with a resulting loss of privacy and amenity. Nothing in this application addresses the issue of loss of privacy.

ADC Design Code Q.01 Rural Development

It would appear that there is nothing in this application that mitigates the proposed use of non-traditional building materials that conflict with the traditionally built surrounding properties at Sefter School House, Sefter Cottage and Rookery Cottage. As such, this proposal continues not to accord with the Design Code Q.01 Rural Development

Additionally, the proposed car parking arrangements for the development continue to envisage parking spaces on the front gardens of plots 2 to 6. This remains counter to Design Code Q.01 that recommends car parking should be designed so as not to dominate front gardens.

In conclusion, P/147/21/RES is essentially a copy with only minor amendments of the previously refused P/111/21/RES. I trust that this will be recognised and refused by the Planning Committee.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>