

Mr and Mrs Cleare
53 The Meadows
Walberton

Your Ref: OWPC18935
Our Ref: WA/39/18/PL 19-04-2018
Please ask for:
Andrew Wood

21st June 2018

Dear Sir/Madam

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

Extension of existing dwelling to create 1 No. attached dwelling.
48 The Meadows Walberton

Thank you for your internet representation made on 20th June 2018 which has been recorded as **'an objection'** with the comments as follows:

We live at the far end of The Meadows (No. 53) which currently consists of 8 houses overlooking a green and we share the closest 6 on road parking spaces. The Applicant/No. 48 has 3 off-road parking spaces, but in reality it is 2 parking spaces, as cars parked in the nearest of the 6 on road spaces prevent a third car parking in the space.

In the evenings and at weekends there is currently a lack of parking for the existing houses, so building a further dwelling will only make the current situation even worse.

The proposed dwelling is only situated 4.6m back from the boundary/footpath. This clearly demonstrates that there is not enough space for 2 parking spaces in front of the proposed dwelling, especially as there is a bay window and porch proposed which also encroach into this space (The existing garden wall is set much further back from the terrace building line so the current parking spaces have enough depth). Therefore if this application is approved as currently shown, the occupiers of the new dwelling will not be parking their 2 cars off road, but on the road!

If the proposed dwelling is moved back, so 2 off road parking spaces can be achieved, the 6 on road parking spaces would then be reduced to 4, so the new dwelling can access both spaces freely. Couple this with the loss of parking for No.48 (proposed 1 parking space) and we now have 4 on road parking spaces for 9 houses to share! A new dwelling would also generate more visitors requiring parking too!

All houses in The Meadows currently have a soft landscaped front garden. The new dwelling proposes a completely hard landscaped (albeit very short) hard standing for parking which is out of character with the rest of the terrace and the other houses.

The proposed dwelling will also need to increase considerably in size as it currently does not meet the minimum space requirements set out in the Nationally Described Space Standard for a 3 bedroom/4 person dwelling, as required by the Arun Local Plan.

We have no objection to an extension or annexe, but a new dwelling will have a detrimental impact on existing and future residents of The Meadows. A number of other houses in the Meadows have large gardens to the side and permitting this overdevelopment would set a precedent for further new dwellings within The Meadows.

We trust you are unable to approve the current proposal, as the Applicant has not provided 2 suitably sized off road parking spaces and failed to meet the minimum space requirements for the proposed dwelling type. If a revised proposal is submitted which

addresses these fundamental issues, we urge you to consider our parking concerns when determining the revised application.

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. 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.

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