

Mrs Margaret Nightingill
21 Orchard Way,
Fontwell
Arundel
BN18 0SH

Your Ref: OWPC3906
Our Ref: WA/48/14/PL 21-08-2014
Please ask for:
Mr D Sullivan

19th September 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolition of existing commercial buildings/garages and erection of 3 No 2 bed terraced dwellings along with provision of ancillary parking, turning and landscaping (re-submission of application WA/52/13).

Deans Yard Orchard Way Fontwell

Thank you for your internet representation made on 18th September 2014 which has been recorded as '**an objection**' with the comments as follows:

The amount of development is now defined as 2 bedroomed dwellings. However, it appears that the only change is calling the 3rd bedroom a 'home office/study'. The number of first floor rooms remains the same.

Although the position of the building on the site has been slightly altered the overall size remains the same. One of the points made in the decision to refuse consent was:- "the proposal by virtue of site coverage would result in an unacceptably cramped form of development that would be out of character with the pattern of surrounding development and as such would conflict with policy GEN7(ii) of the Arun District Local Plan and policies D SP1 and D DM1 of the Emerging Local Plan" (quoted from No 4 of the Decision Notice for Application Ref: WA/52/13, dated 7th May 2014)

Application now states 'ancillary' parking instead of 'associated' parking. Is there a difference?

Design and Access Statement -

Landscaping - It is proposed to plant along the access road. This road, at this time is questionably wide enough for vehicles. If additional planting is provided this will reduce the width of the access road further.

Context Appraisal - There is mention of the area being characterised by post war housing. This is correct but those dwellings are predominantly bungalows. No's 14 & 16 Orchard Way are semi-detached bungalows, not houses. The terraced housing mentioned is not in Orchard Way or within sight of the proposed development.

Application Form No 7 and Block Plan - Block Plan clearly shows siting for bins, but no mention of where these will be sited for collection. At the present time, the refuse lorry does no access this narrow lane. If it is proposed for bins to be left at the top of Dean's Yard, I question where? Dean's Yard opens on to a private road where there is no hardstanding area for bins.

The original concerns raised regarding wear and tear to the private area of Orchard Way still stand.

On a previous application for planning (WA/39/10/) it was suggested by the Department of Environment that some conditions were imposed :- i.e. with regard to contamination of the

site.

Regards

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

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration