

Sharon Haywood
1 Deans Close
Fontwell
Arundel
BN18 0SJ

Your Ref: OWPC3997
Our Ref: WA/48/14/PL 21-08-2014
Please ask for:
Mr D Sullivan

7th October 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 6th October 2014 which has been recorded as **an objection** with the comments as follows:

Please see my full comments, submitted on 16/04/2014, on the previous application WA/52/13/ (which has been refused)

The Design & Access Statement outlines a few small changes in this new/revised application:

- moving the building a little further from No. 2 Deans Close (so presumably closer to the rear of Orchard Way properties)*
- making one of the upstairs rooms a study instead of a bedroom*
- suggesting the properties will be 4-person dwellings instead of 5-person; but my objections to the potential cramped development, with insufficient parking, vehicle turning and outside space remains the same. The D&A statement says there will be parking for 4 cars on the site. Most households now have at least 2 cars each; where would any additional vehicles and visitors park? Orchard Way is a narrow road with little space for parking without obstructing traffic, existing driveways, pavements and pedestrians. The D&A statement asserts that No.2 Deans Close would be most affected (I suggest that 18 & 20 Orchard Way would also be significantly affected)with adverse impact on several other houses in Hunters Mews, Orchard Way and Deans Close too. The D&A statement says there was no objection from the residents of No. 2 Deans Close. No. 2 is on the market for sale at present which could explain why the owners were either reluctant or disinterested to object to the application. There is no similar (cramped, terraced) development nearby. The new application shows 3 x 2-bedroom terraced properties with a home office as the third upstairs room and the D&A statement suggests that these would be 4-person dwellings. Bedroom 2 appears very small for 2 people. Other key reasons for my objection:*
- Lack of space for people, parking, wheelie bins, visitors and deliveries.*
- Much-increased traffic to/from the site if it is used for 3 residential dwellings compared with currently, and for 7 days per week rather than the current 5 days.*
- Narrow, single-track access to the site could create turning / access / pedestrian problems.*
- In 2010 permission was granted for 1 bungalow on the site(which would have its own access driveway, not one shared with 2 other dwellings and which would not overlook (nor over-crowd) existing neighbouring properties). This would seem a much more pragmatic, sympathetic use of the space than the current proposal to cram in as much as possible . Please consider the likely quality of life for residents of such a development and for those who live in the close-surrounding area. Thank you.*

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 to 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