

20 Orchard Way

Fontwell

BN18 0SH

6th October 2014

Dear Mr Sullivan,

Planning Application - WA/48/14/PL

Regarding this planning application, please find below details of our objection.

We moved to 20 Orchard Way in March 2014, therefore the proposed properties would be to the rear (south) of our garden and garage (north of the proposed properties).

We are surprised that the owner is still proposing building 3 houses on such a small plot. We have looked at the plans, and the size of the properties, along somewhat altered, are still very small and not in keeping with the area.

The plans show parking for 4 cars, but doesn't take into consideration most households have 2 cars. Therefore there would insufficient turning or parking space, and definitely no room for visitors or delivery vehicles.

The driveway leading from Orchard Way is very narrow, and delivery trucks and even vans have difficulty driving down it, needing instead to park in Orchard Way. This would therefore be dangerous should emergency vehicles need to gain access. It would also cause unacceptable amounts of congestion in Orchard Way which is a private road. There is also the issue of refuse bins, there isn't anywhere for them to be placed on 'bin day', and again the refuse lorry will not have sufficient turning area or indeed access to reach the properties. The depositing of bins in Orchard Way is completely unacceptable, causing driving and parking access to our own properties to become dangerous if 6 refuse bins were to be placed onto the private road (is this even legal).

Orchard Way is a privately owned road, access to the new driveway would need to be gained from the West end of this road. Our solicitor has advised our approval will need to be gained to either use or change the use of this road from the current covenant. Wear and tear would also increase, the cost of repair to this falling to Orchard Way residents. I also question whether access is even allowed outside of the current commercial use?

Regarding our property, we have 3 main areas to raise:

- By having a 2 story property at the rear, although not overlooked by windows, our sunlight in the winter months will be greatly affected.
- Our garage wall is currently attached to the units. Our solicitor has advised legal approval from us would be required prior to any building work being carried out as it is an adjoining wall.

- Outside our garage, we have a section of hard standing and double gates. There are also parking spaces within our deeds outside of these gates. With the proposed structure of the properties, it looks as though there will be a divide between that area and the new house parking spaces. With this divide we lose sufficient turning area to be able to drive in or out. Therefore making our parking to the rear unusable and effectively redundant. Again completely unacceptable.

I hope this information is helpful in making a decision as to the viability of this development.

Regards

Chris & Claire White

20 Orchard Way

