

R Murphy
Sunningdale
West Drive
Angmering
BN16 4JE

Your Ref: OWPC5242
Our Ref: A/10/15/HH 28-01-2015
Please ask for:
Mrs A Gardner

26th March 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

2 No. detached houses with garages. This is a Departure from the Development Plan.
Land at West Drive Ham Manor Estate Angmering

Thank you for your internet representation made on 25th March 2015 which has been recorded as '**an objection**' with the comments as follows:

As the reference for this application has changed I am resubmitting my objection for your consideration.

Please take notice of our objection to the referenced planning application.

Our property sits on the western edge of West Drive facing south directly on to the development and will be the most affected by the proposal.

The application is for the erection of two dwellings on a site for which permission was previously granted under reference A/190/06. While the number of dwellings remains at two with substantially the same 'foot print', the design has altered boasting a more prominent roofline profile; and, the use of the roof area as habitable space with the addition of dormer windows, presenting in effect 2 1/2 storey buildings.

As presented on the application plans, the houses have a north/south aspect, with both of them, but particularly Plot 2, facing directly on to our own property. The combination of the plot elevation with the overall height of the houses will result in the roof dormers overlooking our home and depriving us of reasonable privacy in our upper storey bedrooms. In addition, the combination of proposed roof design/height and the elevation of the site will serve to have an overpowering effect on the adjacent properties particularly those situate on the eastern edge of West Drive.

In our view the design as revised from that subject to the 2006 approval, is out of keeping with the neighbourhood area, where houses are exclusively of two storeys. The erection of homes with additional living space in the roofs, effectively 2 1/2 storeys, with attendant impact on our own property, would be unacceptable and inappropriate.

Angmering now benefits from its own Neighbourhood Plan during the development of which community residents expressed concern for care to be taken to ensure future developments were in keeping with the vernacular. In particular, that the 'Built Form' considered the impact of proposed built form on the surroundings, HD5. Saved Policy GEN7 of the Arun Plan echoes a similar sentiment in that permission will only be granted for a scheme that inter alia 'does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property- ..'

It is our contention that the application proposal does not meet these criteria and should be refused.

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 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