

Richard Barlow
Flint Cottage
West Drive
West Sussex
BN16 4JE

Your Ref: OWPC14624
Our Ref: A/121/17/HH 21-06-2017
Please ask for:
Mrs A Gardner

20th July 2017

Dear Sir/Madam

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

Detached double garage & single storey extensions to existing garage.

Harcourt West Drive Angmering

Thank you for your internet representation made on 19th July 2017 which has been recorded as '**an objection**' with the comments as follows:

The proposed development will further reduce the site line to the adjoining road and will require an additional vehicle access to West Drive in a very dangerous and already restricted entrance to Ham Manor Golf Club.

The existing garage building to the property originally comprised 3 garages but was illegally altered to a residential unit by the previous owner Mr Lehayne. This reduced the garaging to one. If the unit were to be converted back to its original use then there is no need to build new garaging.

The proposed buildings would look scrappy and untidy and are totally out of keeping with the area, a private residential, gated estate and are sited in front of the Building Line.

The site of the new garage is on land which was originally within the curtilage of the adjoining property Sunningdale but was retained by Mr Lehayne when he sold it to Mr Murphy.

The land has power cables running under it and also has covenants in favour of the Golf Club. The buildings and apron would create a drainage problem with run-off water which would flood the road.

If the illegal residential unit were to be converted back to the original garaging and the additional adjoining proposed garage allowed then with the parking in the yard there would be more than sufficient accommodation to house about seven vehicles. Many more than required within present planning requirements.

I strongly hope the Planning Officer will recommend to the Members that this is a totally inappropriate and unnecessary application and that it should be refused.

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

Neil Crowther
Group Head of Planning