

SCANNED

28 JUL 2017



Sunningdale
West Drive
Angmering
BN16 4JE

July 24th, 2017

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

Case Officer Mrs. A Gardner;

Dear Madam;

Objection to Arun District Council Planning application: A/121/17/HH

Given the limitations to your online service this objection is submitted by letter.

Please take notice of my objections to the referenced planning application.

My property, Sunningdale, formerly known as Taskers, sits on the western side of West Drive adjacent to the area upon which it is proposed that the double garage described in the application be erected. As a consequence, and along with neighbouring properties this proposal impacts directly upon my house.

The overriding characteristic of the area adjoining the roadway, West Drive, is of gardens and open frontages creating a spacious and verdant setting, and to me at least, a very pleasant street scene. The area under consideration for building is more or less rectangular in shape and slopes sharply downwards both easterly on to West Drive and southerly on to what is known as New Road. This piece of land, which was formerly within the curtilage of my property has been a well-tended garden area for in excess of 25 years, and owing to its shape, position and inclination has never been considered suitable for any type of development. The construction of a double garage and extensive hard surfacing will in effect change the nature of the whole area from that of an attractive banked grassed lawn to a car park.

The principle reasons for my objection to the proposal are inter alia:

1. The land identified for the construction of a double garage is quite distinct from the property, 'Harcourt', for which it will supposedly benefit and in effect the proposal will merely create an offsite car parking facility.
2. The site is visually prominent on a corner flanking two roads. The openness of this area reflects the character of the wider estate with its low density development and sylvan setting. Its loss would not only be injurious in visual terms, but would also set a harmful precedent for the Ham Manor golf club estate, create consequent difficulties for Planning Authorities to resist similar proposals with a detrimental cumulative impact on the character of the area as a whole. The approving authority's attention is drawn to a previous planning application relating to the property, **A/8/04/** which was refused for similar reasons.
3. Angmering now benefits from its own Neighbourhood Plan during the development of which community residents expressed particular concern that care be exercised to ensure developments were in keeping with the vernacular. In particular, that the 'Built Form' considered the impact of proposed built form on the surroundings; **HD5**. It is evident that the proposal, in relation to the double garage element of this application, fails to meet this requirement. Equally, Saved Policy **GEN7** of the Arun

District Council Plan echoes similar sentiment in that permission will only be granted for a scheme that inter alia:

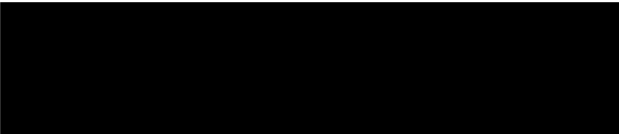
- a. (ii) '.... respects and enhances local distinctiveness';
 - b. (iv) '...does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites'; &
 - c. (iv) '...retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
 - d. This application does not meet these criteria.
4. In addition, and expressly, the loss of greenspace through development within the Ham Manor Golf Club estate is contrary to Policy **CLW2**, of the Angmering Neighbourhood Plan, **Appendix D**.
 5. Existing and what was adequate garaging on the Harcourt property has been converted into accommodation and for use with a swimming pool complex, with a consequent loss of car garaging facilities; although extensive courtyard parking remains available within the original curtilage. The application makes much of a need for storage of a single particular vehicle. However, given the apparent number of vehicles seen at the property concern exists that the hard surfaced areas proposed potentially may be used for other purposes.
 6. As noted, it is outside the original curtilage of the property, remote from 'Harcourt', adjacent to the roadway and will further detract from the street scene.
 7. The construction of the double garage will have a direct detrimental impact on my property through loss of amenity through the apparent height of the structure creating shadow and loss of openness, which is identified and readily acknowledged in the planning application, but without identifying the exact height of the structure.
 8. As noted The height of the proposed structure does not appear to be indicated, but from the drawings and given the extent of excavation that will be necessary to create a level area, it appears disproportionately tall, carrying the potential for development by stealth, with conversion of the roof area into a mezzanine for other purposes at a later date.
 9. While the drawings accompanying the application show a perimeter wall 1.8meters in height it does not show clearly that the brick element averages only approximately 63cms with the remainder wide spaced iron railings between brick pillars. The erection of tall entrance gates and introduction of hedging will only serve to further reduce the appearance of openness in this area.
 10. The proposed access point for this site is on a corner of two roads and where sight lines are at best, poor. The roads are narrow, busy with relatively fast moving traffic and include a public footpath which is actively used. The point of egress from this plot carries potential danger and will expose other road users to risk, particularly with proposed additional hedging further obscuring vision.
 11. The proposed construction of the double garage on the plot at its highest elevation will necessitate major excavation works and earth removal to create a level area for construction, posing a significant threat of disturbing the foundations of my property, which sits immediately adjacent and at a much higher elevation. This will be further exacerbated through the excavation and earth removal required along the remainder of the western side of the parcel to create the level surface for access and parking.
 12. Construction and hard surfacing of this lawn area will eliminate its capacity to act as natural drainage/soak away for the much higher land to its west, increasing the risk of surface water flooding to West Drive, the lowest point, by overwhelming existing drainage arrangements. The made Angmering Neighbourhood Plan **EH3** requires that new development '...must ensure that it does not increase the flooding impact it may

have on surrounding properties and areas'.. There is no evidence that the Council's Drainage engineers have been consulted for their views on the proposal.

13. Construction of this garage, while not being for accommodation is potentially at variance with the Angmering Neighbourhood Plan policy **HD1**, relating to construction outside the defined built up area.
14. The proposed construction area lies directly over the passage of electricity cables and water pipes supplying neighbouring properties. If undertaken without consultation the proposed development would be in clear breach of related covenants on the land in favour of utility service providers in relation to building and excavation. No doubt the approving authorities will wish to consult with the utility providers for their views on the proposals.
15. Development of this site would involve significant construction work including earth extraction and removal with consequent impact on neighbouring properties and residents. No comment or undertakings against undue noise or annoyance have been made in the application.

It is my opinion that construction of the double garage and hard standing would be out of keeping with the neighbourhood area, have a direct and immediate adverse impact on my own property, impact negatively on adjoining properties, and be contrary to elements of the Arun District, and made Angmering Neighbourhood plans. For these reason the application should be refused.

I shall look forward to your acknowledgement.


Richard Murphy 