

Sarah Courtenay (Mrs)
2 Anchor Cottages
High Street
Angmering
BN16 4AG

Your Ref: OWPC1955
Our Ref: A/138/13/ 25-11-2013
Please ask for:
Mrs A Gardner

29th January 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Outline application for the erection of detached dwellinghouse - This application affects the setting of a Listed Building

Site to the rear of The Old House High Street Angmering

Thank you for your internet representation made on 29th January 2014 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir or Madam,

I object to this latest planning application, that I gather is the third attempt by the current owners, for the following reasons:

The proposed site forms part of the setting of the 18th Century Grade II Listed Old House to which it belongs, and is enclosed along its entire boundary with Old Mill Lane by a flint wall. This and other walls still reflect the property boundaries prior to the Angmering Survey map of 1679. Still maintained as a kitchen garden, not only does the site benefit the house but also provides, together with surrounding gardens, a habitat for numerous species of bird and bats often seen feeding above.

I am opposed to the construction of any dwelling on this site and also to any alterations to the flint boundary wall.

Referring to the submitted Planning and Design & Access Statement, I take issue with the following assertions:

Para 3 (Description of Site): I cannot see any recent large repairs to the flint wall. It is very old and it simply displays its history.

Para 5 (Background): The applicant, Mrs Fisher's most recent project was to purchase and modernize No 4 Anchor Cottages - one of a terrace of 4 cottages that overlook the garden site - where she had assured me she intended to live with her son. In the event, she sold the property in short order, never having lived there. I fear that she will quickly similarly realize the profits from any development on her parents' property.

Para 7 (Planning Policy) I feel I must disagree with the claim that the design of the proposed dwelling is of high quality. In my opinion, it is an unremarkable chalet/bungalow design of no particular architectural quality and not at all suited to its surroundings. Further, a wall marks the west boundary but it is not a flint wall, as stated, and is not high enough to shield Anchor Cottages from such a development.

Para 9(Planning Policy): There has been only one detached dwelling permitted to be built in recent years. This house lies at the far end of Old Mill Lane and happens to blend well with its surroundings, situated as it is in close proximity to similar new Bramley Green

developments and at a distance from the Conservation Area.

Para 10 (Access): Disagree! There has been a marked increase in traffic on the High Street in recent years, coupled with a serious increase in all-day parking caused by congestion in the village centre. The 20mph speed limit is largely flouted by through-traffic, and gaining access to the High Street from narrow lanes such as serves Anchor Cottages is a dangerous procedure, whether by car or on foot, when one is blinded by close-parked vehicles on either side.

With regard to the Old Mill Lane exit, in my opinion traffic problems there can only get worse when the proposed large-scale developments take place along Roundstone Lane. Residents could expect large increase in traffic using Weavers Hill as a rat-run to and from St. Margaret's School.

Finally, as owner/occupier of one of the four terraced houses to the west of the site I am directly affected by this application. I believe I should have been informed in writing by the Council rather than finding out at a late stage by default. Perhaps the Council would care to comment on this point?

I would be grateful to receive your acknowledgement of this e-mail.

Yours faithfully,

Sarah Courtenay

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