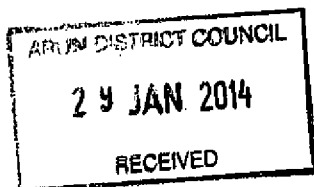


Your Ref. JPT/CH/6754
Our Ref. 28th January 2014
Date



The Planning Officer,
Arun District Council,
Maltravers Street,
Littlehampton, Sussex

J. P. Tupper Associates

Chartered Surveyors

20 SUDLEY ROAD, BOGNOR REGIS, SUSSEX, PO21 1EU
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Surveyors, Valuers & Architectural Consultants
J. P. Tupper, M. A. (Cantab.) Est.Man., F.R.I.C.S., A.C.I. Arb., I.R.R.V

Dear Sir,

Re: Application A/138/13 – Outline Application for erection of a detached dwelling house.

I am instructed in this matter by Mrs Jean James of No. 1. Anchor Cottages, High Street, Angmering and on her behalf I am writing to OBJECT to the application on the following grounds:

1. The block and site plans are in error as No. 1 Anchor Cottages has a rear single storey extension of 2M which is not shown.
2. The distance from the proposed dwelling to the rear of No. 1. Anchor Cottages is not 18M it is 16.4M. Therefore the site survey plan 1275/PO2 submitted with the application is in error on this point and on point 1. above.
3. The grounds for the application are on the basis that the applicant and her Son need their own accommodation are not sustained nor a Planning matter. Nevertheless she purchased and converted/improved No. 4. Anchor Cottages which was then sold.
4. There is not a requirement for a three-bedroom house, which would have a substantial impact on the surrounding dwellings and on the Conservation Area, which forms the small part of the plot which is the subject of this application. Any application on a site adjacent to a Conservation Area has to have regard to the Conservation Area as well.
5. The application form, box 5. Indicates the applicant has not sought advice on this matter from the Arun District Council. The Arun District Council records will enable them to check as the site has a detailed past Planning history.
6. Old Mill Lane is a very restricted width with no footway or passing adequate spaces and is totally unsuitable for further vehicular traffic, especially with the high flanking walls. The Statement by the Agent for the Applicant that the residents are satisfied with Old Mill Lane is not proven.



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7. The improvements in visibility from Application A/81/11 were for that application only and are inadequate for further vehicular traffic, allowing for two cars as stated and visits by trade vehicles.
8. The site was the subject of an earlier application which was refused and subsequently refused on Appeal (APP-C3810/A-031136221). Since that Appeal there has been a significant increase in general traffic and the access is inadequate and in conflict with Policy 714 of West Sussex Structure Plan, NE15 of West Sussex Structure Plan Deposited Draft and GEN 7, Area 2 of the Arun District Council Local Policy.

The application is flawed and unsatisfactory and should be refused.

It would be appreciated if you could acknowledge receipt of this objection in the normal way.

Yours faithfully

