

Sunningdale
West Drive
BN16 4JE

F. Gardner Esq.,
Planning Officer
Arun District Council
Planning Department

October 7th, 2020

Dear Mr Gardner;

Application: A/140/20/CLP

While I understand the public do not have to be consulted in relation to applications for lawful development certificates, it does not prevent individuals from commenting on the merits or otherwise of such applications. In the absence of a reply to my enquiry of September 24th, please note my observations in relation to this application, which please take into account, where and if applicable.

- This irregular shaped plot has always been garden and is integral to the attractiveness of the immediate locale. Applications for the development of which in the past have rightly been refused.
- The property, 'Harcourt' of which the plot now forms part, has been extensively developed over a number of years. Previous works have included inter alia; extensions to the **original** dwelling; unapproved conversion of garaging into living accommodation; creation of a swimming pool complex; and, more recently approval for the building of an additional garage to further increase on-site parking; and, enclosure of the pool area. Approval of the present application will result in the developed area of the property being well in excess of 50% of the curtilage.
- Contrary to the applicant's submission, and as previously advised to the Planning authorities by the Ham Manor Golf Club, owners of the road, the stretch of West Drive immediately adjacent to the plot floods repeatedly in times of heavy rain. (your ref. OWPC 16644, attached refers) The plot of land, although small, acts as a soakaway for water draining from the higher area to the west, changes to the levels and proposed ground works will result in it being less permeable, with attendant consequences for further localised surface water flooding. (Photograph attached)
- The nature of the incline of the land in this small space coupled with electrical and water utilities that transverse it to neighbouring properties does not lend itself to grading for parking.
- The proposed point for vehicular traffic egress will be onto a junction of two narrow roads, which are shared with an actively used public footpath. Sight lines at best are poor, a situation exacerbated by local on-street parking. Issuance of a certificate of lawful development will result in the creation of such vehicular access, where none presently exists.
- Approval of the application will reduce the site to a car park. This will materially and adversely affect the present unique street scene enjoyed in this area of the estate.

I would appreciate my observations being recorded. A copy, for information purposes is being provided to the Angmering Parish Council.

Thank you


R J Murphy

Cc: Angmering Parish Council

Paul Bodle
Ham Manor Golf Club
Ham Manor

Your Ref: OWPC16644
Our Ref: A/190/17/HH 17-10-2017
Please ask for:
Mrs A Gardner

15th December 2017

Dear Sir/Madam

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

Erection of single storey detached double garage
Harcourt West Drive Angmering

Thank you for your internet representation made on 15th December 2017 which has been recorded as '**an objection**' with the comments as follows:

The Golf Club formally object to this planning application and ask that this application be refused. The site is an important part of the street scene on the approach/departure to the Golf Club and this building will dominate the West side adjacent to the road. The issue of flooding is material and this stretch of the road repeatedly floods and the loss of the green area can only have a negative impact on this situation. The height of the building cannot be construed as being needed for garaging cars, in fact it is high enough to enable a repeat of the conversion of the existing garage to accommodation, such property having been openly advertised for rent totally occupied separately to the main dwelling.

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.

