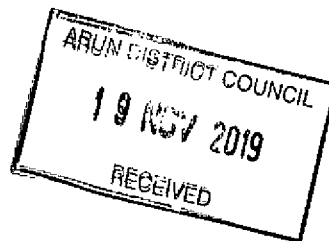


Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF



Ref: A/146/19/PL

Proposal: Demolition of existing storage building and erection of a three bedroom chalet bungalow with associated parking and landscaping

Location: Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE.

I object to the planning application because:

It is an over development of a previous rear of garden site. The application refers to the plot as a brownfield site which I believe is incorrect. This plot was part of the garden to No.1 and used as such by the previous owners (the applicant) and then kept when they sold the property at the beginning of the year. Please can you inform me if the site is included in the Local Authorities' Brownfield Land Register and where this information is published.

I believe the proposal of a three-bedroom chalet house would be too large for the site. The footprint shows significant increase from the existing outbuilding which is only a single storey. Store and already dominates the site. Therefore, not appropriate for this site. The height of the proposed plan is effectively two stories high and in close proximity to neighbouring properties so will overlook them.

Should any building works go ahead on this land a full survey should be carried out on the garage compound (owned by residents of The Heathers and Lansdowne Way) and the garage compound on the other side of the property before and after any work may take place.

The rear garden site is landlocked and has no private access direct from a public road. Instead it has shared access from Lansdowne Way across a very constrained and highly used garage compound. The garages are owned by occupants of The Heathers and others and are used to maximum capacity. There is no scope to accommodate construction traffic within this shared garage compound and the access is too tight off Lansdowne Way. There is also no turning space available for construction traffic on site. In addition, there is no capacity from Claremont Close garages as this is a highly used parking area that serves residents on Claremont Cottages, Claremount Close and those without driveways on Arundel Road and Lloyd Goring Close. Many residents park in this area and access their properties via their rear gardens. Capacity for additional parking on Arundel Road is also very limited and causes dangerous driving conditions for a busy road with two primary schools located on it.

The application states that two designated car parking spaces are provided with the property. This is inaccurate as only one designated garage space is associated with the site. The space in front of the garage is not always a viable space as people also park their cars in front of the garages opposite.

The application site (red boundary) highlights the public footpath. This is a highly used route by the community and should not be incorporated into this scheme.

The Application makes justifications for housing need. This argument is trivial and simply not true in a village which has recently expanded with approximately 800 homes opposite Bramley Green. Additional housing along Dappers Lane and at the northern end of Arundel Road are currently proposing another 400+ homes in the immediate area. Justifications for this one isolated squeezed in house for profit making purposes are irrelevant in a village which is rapidly expanding to meet housing needs in the area. The larger developments actually offer affordable housing and social rented accommodation, which is far more vital for the young people of this area

The existing foul drainage is already at capacity as drains are often getting blocked as The Heathers and 1-3 Lansdowne Way all drain into No. 6 The Heathers property. No capacity studies or CCTV of existing drains have been undertaken as part of this application. Neither has any indication of where the drains are proposed to connect into local provision been identified on the application.

One of the residents at The Heathers has conveyed a concern that they saw Mr Woods putting in what looked like plumbing pipes into the rear section of the garden, prior to him dividing the garden and selling the front property. If this is true then Mr Woods would have carried out unapproved works in advance of any planning approvals or building control approvals. Please can clarification on this matter be provided as a matter of urgency.

No measured topographical survey appears to have been submitted with the application. On such a restricted site an accurate survey is necessary to determine actual site boundaries, site levels and areas.

The Ecology checklist suggests no known protected species on site. I strongly disagree with this as I often see bats flying across these gardens. I would suggest that a habitat survey is undertaken to review any potential impact on the bats or any other species that may be affected by any potential development.

I believe there could be asbestos in the existing outbuilding.

Emergency services may have trouble accessing this site.

I am aware that the new owners of No.1 The Heathers (prior to any knowledge of this application) had contacted the owner (planning applicant Mr Woods) of the retained rear garden area and asked to purchase it. I hope that common sense prevails on this application and planning policies are followed to ensure that this application is refused and the land could be returned to a garden area once more to be used and enjoyed.



Sandra Leroy-Baker

6 The Heathers
Arundel Road
ANGMERING
BN16 4LE

18th Nov. 2019.