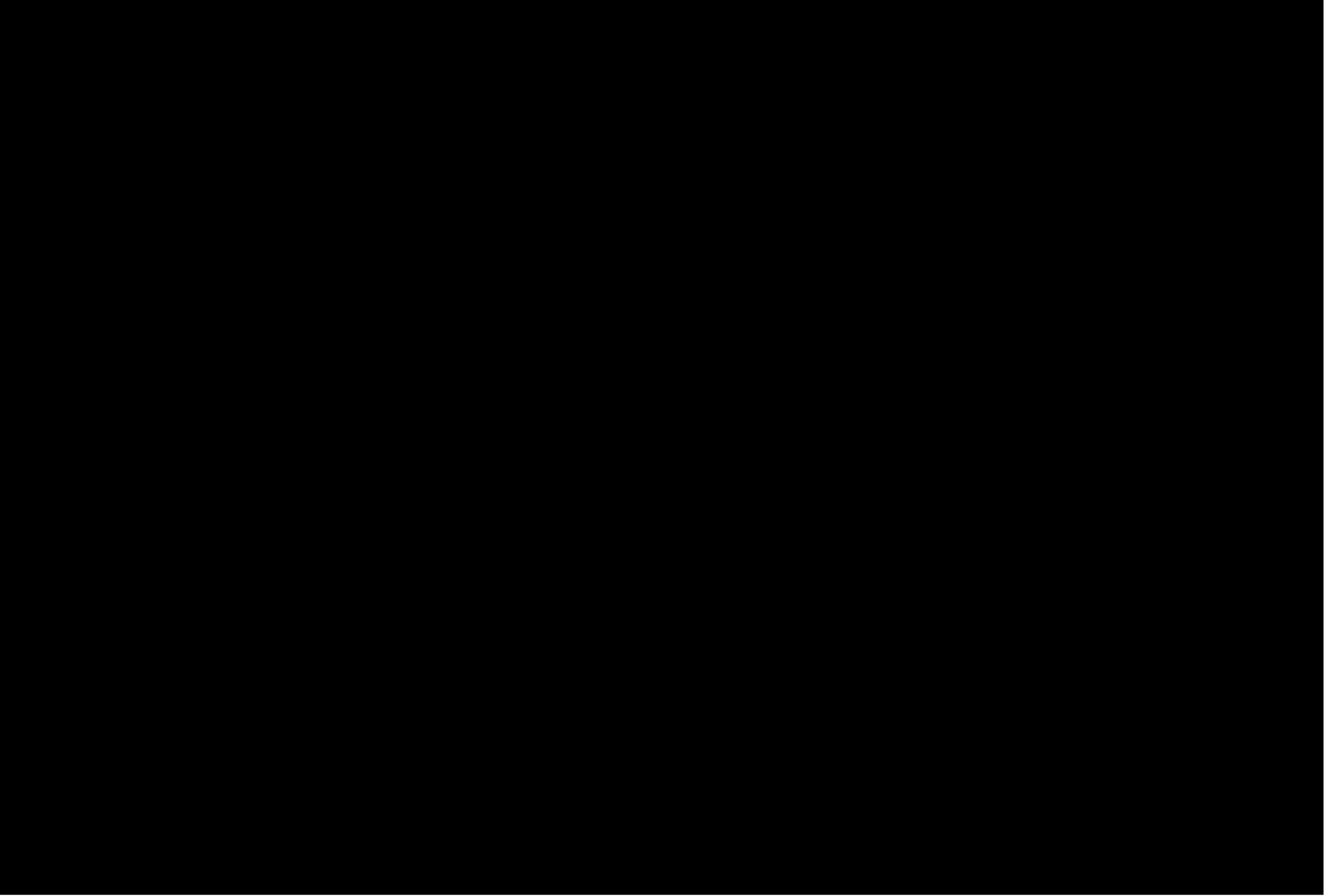




From: Adam King [REDACTED]
Sent: 22 November 2019 09:31
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: RE: Planning Application Reference A/146/19/PL - Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE

Dear Anita,

Further to my email of 7th November below, we note that further objection letters have been received. We would like to point out that the objections received to date in some instances are numerous objections from the same addresses, as follows;

- 3 letters from 1 The Heathers
- 2 letters from 3 The Heathers
- 1 letter from 3 Landsdowne Way
- 1 letter from 6 The Heathers

We trust that your recording procedures will correctly identify these as single objections and not as individual objections, and that therefore this will total 4 unique objections and not 7.

Turning to the further objections received, we would respond to some of the key points as follows;

- The site is clearly brownfield. It is independent of 1 The Heathers and has an existing building on it which will be replaced by the proposed house, clearly meeting the definition of brownfield.

- 'False' information provided to the owner of 1 The Heathers, as asserted by the objection, is not correct and is irrelevant to the Planning Process.
- We have shown through the drawings and Design & Access Statement that the plot is suitable for the chalet proposed, with an appropriate garden providing suitable amenity space for the proposed residents, respecting all separation distances and creating no overshadowing or overbearing impact.
- The foul drainage is not at capacity. The connection will be made via Southern Water in due course and can be made either to Lloyd Goring Close or Landsdowne Way via the usual procedures dependant on Southern Water's preference. The issues the residents are noting is due to lack of proper maintenance of their drainage.
- The development sets no precedent as it is an individual site which does not have any similarities with any of the surrounding area. As such this application can be treated individually without any risk of creating precedent.
- There is a clear and justifiable need for housing – Arun District Council cannot provide a 5 year housing land supply.
- The comment about bats is false and has been sent in to attempt to derail the planning application process.
- The fact that the site opens onto a footpath is seen as a positive aspect of the application. At present the footpath is not overlooked for a large portion. This dwelling will greatly improve passive surveillance onto the footpath in accordance with Secured By Design principles. Arun District Council approved the Red Admirals bungalows in Angmering which provided a near identical relationship to a previously un-surveilled twitten.
- There will be no obstruction of the garage compound. The builder will be required to provide a Construction Plan that confirmed how materials will be brought onto site without affecting existing resident parking. Noise restrictions and working hours will be presumably conditioned.
- There is no need for a contamination survey. The roof of the existing building is concrete panels and not asbestos. If asbestos is found then it will be dealt with as required under law.

These objections seem very much to be a case of 'throwing as many issues and seeing what sticks' with regard to the Planning Application.

We trust that the above comments can be read in conjunction with the objections when reviewing the Application, and will show why the objections do not have merit when considering the planning requirements for the proposed chalet.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

We are excited to reveal our new #apiECEofourmind video which captures the creative culture at ECE. The video was filmed across all three of our offices in July. [Click here to watch the full video.](#)



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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www.ecearchitecture.com

ECE Architecture Limited, Registered in England No 02365025, Registered Office Amella House, Crescent Road, Worthing, West Sussex BN11 1GR.

From: Adam King

Sent: 07 November 2019 13:38

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: planning@arun.gov.uk

Subject: Planning Application Reference A/146/19/PL - Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE

Dear Anita,

We write with reference to the above Planning Application.

We note that 3 letters of objection have been received to date for the Application and wanted to respond to the comments raised.

Firstly, we would note that two of the letters come from the same address – 1 The Heathers which we trust will be treated as a single objection for the purposes of reporting.

With regard to the responses, we would note the following;

- We do not consider that the proposed dwelling will impinge on the privacy of any of the properties to the west. We would note that the ground floor to ground floor measurement on 1 The Heathers is at the very closest 20.4m, and from first floor to first floor (where we have proposed a dormer window) is 23.1m, entirely in accordance with requirements within Arun District Council and concordant with recent decisions made on infill properties within built up areas.
- The proposal is clearly incapable of causing any light issues. The property is situated to the far east, which when combined with its chalet nature means that it cannot possibly interfere with the sun path from east to west. Therefore it cannot cause any daylight or sunlight issues.
- There will be no further congestion of the 'garage area'. The land comes with a garage and therefore this can be used currently at any time without the requirement for consent.
- There are not 'sufficient new builds'. As you are aware, Arun cannot demonstrate a 5 year housing land supply and therefore must look at any opportunity to provide housing positively unless significant considerations outweigh the benefit of increasing the housing supply.
- The planning of the chalet will not be 'out of keeping'. The chalet is designed to reflect its position, as a subservient building addressing the public twitten. The chalet will not be particularly visible from anywhere – only glimpse views will be possible from Landsdowne Way and Lloyd Goring Close.
- Access is not through just the garage compound. Whilst the chalet will benefit from parking and from a private gate into the garden area, the front door and principal elevation faces towards the twitten to activate the movement route and provide improvements in terms of passive surveillance. This approach was utilised to good effect in the Red Admirals development, also in Angmering village centre with a similar twitten relationship.

We hope that the above provides further reasoning behind why we consider the Planning Application to be appropriate, and why the objections noted do not have merit when considering the planning requirements.

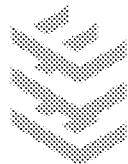
Thank you.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

Lady Bee Marina has been featured in the Architects Journal First Look. Read more [here](#).



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[REDACTED]

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