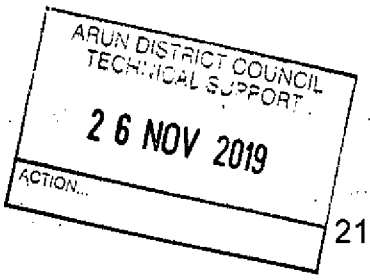
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



21st November 2019

Dear Sir /Madam
We object to the Planning Application referenced below:

Ref: A/146/19/PL
Proposal: Demolition of existing storage building and erection of a 3 bedroom chalet bungalow with associated parking and landscaping
Location: Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE.

We 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 garden plot was retained by the applicant, who is the previous owner of No.1 The Heathers when he sold No. 1 earlier this year. Please can you inform me if the site is included in the Local Authorities' Brownfield Land Register and where this information is published. My understanding of a brownfield site is that it is previously developed land that has the potential for being redeveloped. It is often (but not always) land that has been used for industrial and commercial purposes and is now derelict and possibly contaminated. This area was used as a garden until earlier this year when it was divided by a fence. I believe it has been described as a brownfield site in the hope that an application will be viewed more favourably.

The proposed three bedroom chalet house is too large for the site area (0.02 hectares).The proposed footprint shows significant increase from the existing outbuilding which is only single storey store and already dominates the site. Therefore, scale and massing is not appropriate for the setting and site. The height of the proposed building is effectively two stories high in close proximity to neighbouring properties and is orientated to overlook them.

There are no finished floor levels (FFLs), eaves or ridge heights shown on the proposed drawings. Proposed heights in relation to existing neighbouring properties need to be shown in order for residents to understand the scale of the proposal in relation it is context. Please can this be provided as soon as possible.

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 concern here is that the site slopes upwards and is approximately 1.5m plus higher than the properties of no. 1-6 The Heathers. This exacerbates the overlooking concerns from ground floor within the property. This will definitely mean existing habitable rooms on The Heathers are overlooked at ground floor level.

The double height glazing on the east elevation will overlook habitable rooms along existing properties in Arundel Road (in particular no. 70, to 1-6 The Heathers). This design of glazing is not a sensitive response to existing properties. At night time this glazing will emit large amount of light further disturbing existing residents.

The distances shown to neighbouring properties only shows the furthest away

points. Worst case scenarios (closest distances) should be shown as this is misleading.

The planning application form submitted only highlights under item 17 (All types of Development:non residential Floorspace) the demolition area of the existing external store and I would query if the correct section of the form has been filled out as it does not show the increased in residential floor area proposed.

The garden is described as 70sqm but that presumably takes into account all surrounding paths and front garden, which shows the useable garden area is significantly less.

The Ecology checklist suggests no known protected species on site. I strongly disagree with this as I often see bats flying across these gardens and have always presumed that they roost in the existing outbuilding eaves at the rear of no.1 The Heathers. I would suggest that a Phase 1 habitat survey is undertaken to review any potential impact on the bats or any other species that may be affected by any potential development.

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 complex. 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 complex and the access is too tight off Landsdowne 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 Angmering Neighbourhood Plan states that proposals must clearly demonstrate that parking is adequate and discourages on road parking (ref The Angmering Neighbourhood Plan Policies 6. Housing HD10). It also states that any new development should not add to existing traffic problems in the village. This proposal would mean that occupants of The Heathers would lose parking places to the rear of their properties and this would mean they would have to park on Arundel Road. This would also impact the users of the Claremont Close garage complex who could also be displaced into Arundel Road during construction and afterwards during occupation as guest parking and additional spaces that might be needed by occupants of a new 3bed House would seek to park informally in this alternative garage complex which is already at capacity in its informal spaces.

As described in the Neighbourhood Plan this area (named as Palmer Road/Arundel Road), is predominantly made up of 2-3-4 bedroom council built houses with garage compounds at the rear. Were it not for these compounds parking in the Arundel Road would be impossible. Passing this planning application could set a precedent for further in-fill development which would have a disastrous effect on parking in the area and traffic movement in the village. Arundel Road is mentioned in the Neighbourhood Plan as a particularly busy road.

The landlocked site raises serious health and safety concerns not only for construction but the future occupants as no fire tender or emergency services could

easily get to the property off Lansdowne Way or Claremont Close as at night time, cars are often double parked in these areas.

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.

There is no surveillance required for this existing footpath and this argument is not necessary. It is well-used by local residents and the community. It is often used by parents and school children opting to use a safe route to school away from the busy traffic along Arundel Road. One of the stated high priorities of the Angmering Neighbourhood Plan (is to improve footpaths cycleways and provide safe routes to schools. (Traffic & Movement Appendix G). This application will disrupt this safe route and is not necessary to improve the footpath.

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. This does not meet the Angmering Neighbourhood Plan Policy HD10 on parking.

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 development along Dappers Lane and at the northern end of Arundel Road are currently proposed allowing for potentially 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.

There is no scope for new service connections to the property unless agreed with owners of the garages within the garage complex off Landsdowne Way.

The existing foul drainage is already at capacity as drains are often getting blocked as The Heathers and 1-3 Lansdowne Way drain into no. 6 The Heather 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 Heather has conveyed to me 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.

This development sets a precedent for rear garden/ garage site developments which will significantly impact the well–being of local residents and create chaos on the neighbouring streets as there is not enough capacity for additional or displaced parking.

In addition, this application should not even be considered until a Phase 1 habitat survey has been undertaken as we are aware of bats on the site which are a protected species.

Overall this scheme should not be approved as it has a detrimental impact on neighbouring properties, overlooks habitable rooms, affects their access, their health and safety and adds extra pressure to already overloaded drains shared between The Heathers and no. 1-3 Landsdowne Way. It also poses risk to the wider community in terms of access and health and safety.

We are aware that the new owners of no.1 The Heather (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. We 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 return to a garden area once more to be used and enjoyed.

Lastly, I am disappointed to report that only from lunchtime on 12.11.19 was a Planning Notice displayed. Prior to this no knowledge of the scheme was known by any surrounding residents which limits the time they have available to comment before the 5th December 2019 consultation deadline.

As a last point one of my neighbours has let me read their deeds which includes all the houses approved as Arundel Road Estate and comprises 1-6 The Heathers and 1,3,5 Lansdowne Way. There are several factors specified in these deeds that may legally prevent the development of the rear garden site at No. 1 The Heathers. They include, but are not limited to access rights over and within the garage areas shown in the red boundary; use of land for no other purposes than associated with residential houses already built and justifications may be made that the previous owner is in breach of these deeds by retaining the rear garden and using it for business purposes. There are several more legal commitments and rights in contention with the proposed scheme and I have suggested that my neighbour raise these in their own objection letter, but they do give strong legal arguments as to why this development should not be approved.

Yours faithfully

[redacted]

Mr & Mrs R Sadler

70 Arundel Road
Angmering
West Sussex BN16 4LF