

Alison Driver and Robert Graham
5 The Cottrells
Angmering
West Sussex
BN16 4AF

Your Ref: OWPC20973
Our Ref: A/158/18/PL 23-11-2018
Please ask for:
Mrs A Gardner

3rd January 2019

Dear Sir/Madam

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

Variation of condition 1 imposed under A/8/18/PL relating to the substitution of approved plan drawings NO ADC 962 04 rev A & 13 rev B for drawings No ADC 962 20 & 21 (ground & first floor plans & roof plan). This application affects the character & appearance of the Angmering Conservation Area.

Land Rear Of 1 To 6 The Cottrells Angmering

Thank you for your internet representation made on 1st January 2019 which has been recorded as '**an objection**' with the comments as follows:

We are residents of No.5 The Cottrells and object to planning application A/158/18/PL because:

- 1. This application represents an overdevelopment and intensification of use of a small site that would lead to an adverse affect on the neighbourhood and Angmering conservation area.*
- 2. ADC has previously consistently rejected attempts to develop this site beyond a two bedroomed property. The developer has ignored this and gone ahead and built a 3 bedroomed property and is seeking retrospective approval with this application.*
- 3. On 10 November 2017 the applicant was explicitly told in an email (available on the Planning portal) from the ADC Planning Officer that "the third bedroom was not acceptable. The amenity area is too small for a 3 bedroom unit- "*
- 4. Nothing has changed in the area and therefore a third bedroom remains an unacceptable overdevelopment of the site with a negative impact on the surrounding conservation area.*
- 5. The internal reconfiguration allows for the potential re-purposing of the rooms from a study and 2 bedrooms to 3 bedrooms. Indeed on previous plans the 'study' has always been 'bedroom 1 or master bedroom'.*
- 6. The creation of a third bedroom will bring with it the extremely high possibility of the residents having at least two cars putting pressure on the already extremely congested Cottrells with overspill inevitable into the also congested surrounding neighbourhood and conservation area.*
- 7. The Cottrells is a very narrow road of mostly 19th century terrace cottages with parking only available on one side of the road. The plot being developed is subject to a S106 Agreement stating that it is to provide free unallocated car parking for the use of all of the residents of The Cottrells. ADC has upheld the 106 and overdevelopment of the site is in direct conflict with the provisions of the 106.*
- 8. The approved plans for the site show a dropped kerb for access to the 2 parking spaces*

that front onto The Cottrells road, this has yet to be done and therefore the developer has not fulfilled obligations to make the site accessible for parking for the residents of The Cottrells. This drop kerb should be enforced as a condition of planning and the parking spaces made accessible for residents' use.

9. The windows on the approved plans are emergency roof lights installed higher up the roof than the windows currently installed. This was to protect the privacy of both the occupiers and neighbouring properties - the installed windows do not provide such privacy

From the beginning of this build the Developer has disregarded his obligations to the planning process, changing the building to suit their ends, continually pushing to over develop the site with the assumption that permission will be retrospectively granted. A retrospective application for the change to the roof and the addition of a Juliet balcony were rejected by ADC and these aspects of the building reinstated in line with the approved plans. We ask ADC to treat the internal configuration of the rooms in the same way. Please object to this application, assert the condition that the property's use should not be over intensified beyond 2 bedrooms and enforce the developer to reconfigure the internal layout to be in line with the previously approved plans.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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.

Yours faithfully

Neil Crowther
Group Head of Planning