

[REDACTED]

From: Nicola Spencer on behalf of Planning
Sent: 02 January 2019 12:42
To: Planning Scanning; Planning.Responses
Subject: FW: A/158/18/PL - OBJECTION
Attachments: Objection_A15818PL_28_12_18.pdf

[REDACTED]

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Alison Driver [REDACTED]
Sent: 29 December 2018 13:06
To: Planning
Subject: Fwd: A/158/18/PL - OBJECTION

Please see below - I understand Ms Gardner is out of the Office until 8 January

Alison Driver
[REDACTED]

Begin forwarded message:

From: Alison Driver [REDACTED]
Subject: A/158/18/PL - OBJECTION
Date: 29 December 2018 at 13:04:48 GMT
To: Anita Gardner [REDACTED]

Dear Ms Gardner

I have tried to add an objection to the above application on line but there seems to be an issue with the website and I can not access the comment box. Please accept the attached asa letter of objection, I will send a hard copy in the post but did not want to miss the deadline given the delays of the Christmas and New Year holiday period.

Yours sincerely

Alison Driver
5 The Cottrells
Angmering
West Sussex
BN16 4AF

[REDACTED]

**5 The Cottrells
Angmering
Littlehampton
West Sussex
BN16 4AF**

**Ms A Gardner
Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF**

28 December 2018

Dear Ms Gardner

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.

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.

Yours sincerely

Alison Driver and Rob Graham