

Alex Marshall
Russetts, High Street
Angmering
BN16 4AE

Your Ref: OWPC21043
Our Ref: A/158/18/PL 23-11-2018
Please ask for:
Mrs A Gardner

BN16 4AE

10th 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 9th January 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Ms Gardner,

I am the owner of the adjoining property directly north of this site and I am writing to object to this application, A/158/18/PL.

As stated in my previous letters regarding the development of this site, the developer has built the external and internal features of this dwelling to be very similar to the rejected application A/162/17. Construction started prior to the submission of application A/162/17 and continued even after the application was rejected until the building was completed. ADC's own report detailed the reasons for rejection very clearly and comprehensively. I do not know of any updates in ADC's planning policy in the intervening period that would mean these points were no longer valid. In fact over 50 3, 4 and 5 bedroom houses have been built in Angmering (off Roundstone Lane) since this construction was completed so there is no local, urgent requirement for a 2 bedroom dwelling to be converted to a 3 bedroom dwelling.

The reclassification of one of the bedrooms as a study in this application when the room is larger than the adjacent bedroom is an attempt to pull the wool over the eyes of ADC's Planning Department. The dwelling has been built as a 3 bedroom property presumably to raise the potential sale value and profit for the developer.

Now the building is occupied by a tenant and the car park has been opened up, the parking layout that was simulated in the tracking plan as part of application A/173/16/PL has now been proven to be over optimistic. The space designated for the occupants of the building (nearest the front door) is unusable by any car larger than a very manoeuvrable micro car with an incredibly small turning circle. A significant claim in all of the applications for this site was the commitment by the developer to preserve a number of parking spaces to comply with the 106 on this site. In reality, the number is one less than it appeared in the conditionally approved application. Granting any application that will allow use of the building as a three bedroom dwelling by simply putting a bed in the study, will increase the probability of another car associated with the occupants which will further compound the stressed parking situation in The Cottrells.

I acknowledge that the workload on the ADC Planning Team will mean that it is impractical to police the adherence of use as a 2 bedroom property if the internal layout is left as it

has been built. One possibility may be to request that the study is converted into the bathroom and the bathroom into the study. The smaller room is too small to accommodate a single bed so would ensure that the property could only be used as a 2 bedroom dwelling. The developer cannot argue against the costs associated with this reconfiguration because the layout was built to a rejected design.

Yours sincerely

Alex Marshall

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