



Littleworth House
High St Angmering
Littlehampton
West Sussex BN16 4AW

Ref A/165/14/PL

25/03/15

Arun District Council
Planning Dept

Att Case Officer, Mrs A Gardiner

Dear Mrs Gardner.

I was disappointed to hear your comments which indicate that the above application will be rejected.

I have studied the objections & opinions & feel I have to respond.

I would appreciate it if you would individually circulate them to each member of the Planning Committee who will consider the application.

My responses are attached.



Attachments

A / Comments on those of the Historic Buildings Adviser

B / Response to letter objecting from Tom Aucott dated 09/01/15

C / Conservation matters

D /Angmering Parish Council objections

A / Comments on the response of the Historic Buildings Advisor
18/03/15

Having read the comments from Mr Wightman I have heeded the words of Mr A J Bingham TD, DIP ARCH, ARIBA ,MRTPI, an authority on old buildings, representing the Planning Inspectorate in his recommendation of this plan in August 1999.

In this report para 8 is of significance as are paras 10,11,& 15.

Mr Wightman refers to ' a large Domestic Extension ' which is an inaccurate statement. His objection to first floor double doors & a Dormer which if justified, can be dealt with under conditions you can impose.

He refers to ' a large flat roof garage having a harmful effect on Neighbouring Listed Buildings ' etc.

I must refute this statement as the garage extension of 6 x 7m is below the height of the wall bounding High St & cannot be seen from the Public Highway or dwellings.

The last two paragraphs refer to a 'large & generic looking building '.

It is not large in plan or height having a roofline below that of Littleworth House, & a little higher than the garage of Carlton Cottage, & several meters below that of the house itself.

Yes, it is a generic structure being of flint walls, brick quoins, & mellow clay roof tiles, this to copy the style of Littleworth House, & other old buildings in the area, as opposed to Carlton Cottage adjoining to the West, the size & style of which is totally out of place with the buildings around it..

The garden to be divided by a high flint wall in keeping with those of which it will adjoin.

B / Comments on Tom Aucotts Letter 9/01 /15.

In his opening paragraph he says there are significant differences from the earlier approved plans. Not true. They have only been redrawn to accommodate current scale & detail requirements.

Para 2 Highways. The A/51/14 Manor Nursery plans, have no bearing whatsoever on his claim that the entrance/exit for the garage is hazardous. Under the heading 'Tall Trees' he refers to the danger of reversing out of the garage which will accommodate 3 cars. (currently 2). This is pure supposition.

The Appendix is inaccurate in nearly every paragraph.

Principally Para 2. Yes the boundary is the side of the existing & new garage. Mr Aucott has been aware of this for years.

Para 3. We too have similar frogs, toads etc & grass snakes, common in all gardens in the area & not harmed by the development planned. Bats, unseen for years here have never occupied the existing building.

Para 7 wrong. See plan G.

Para 8 Where he states the entrance is through the garage.

Wrong. See plans F, J, & K showing the door on the right of the garage entrance.

To summarise, I feel inaccurate statements can confuse, & should be excluded.

c / The Conservation Officers Objection (not found on website)

If objections are made i should say that this plan is insignificant when compared to the blight on the area as a result of the failure of the department to monitor the build of the entrance walls of 'Talltrees' opposite my property. I objected. They were found to contravene building regulations. Following an enforcement order failure at appeal leaves these walls standing albeit without the balls. This truly ruins the area.

We now have the Manor Nursery plans passed. A/51/14/OUT

The effect on this conservation Area are enormous .The Lane (High St) will loose all its rural charm with pavements, tree loss etc.

In conclusion the value of our property has fallen & is currently unsalable due to the uncertainty prevailing.

D / The Angmering Parish Councils objection.

This appears to be based on Tom Aucotts Objection.

In previous planning renewals they have endorsed,they Invited me to attend a meeting,to state my case.

I had no advise of a meeting & it seems wrong that the one objector should be able to express his view in isolation without my being able to respond.