

Mark Standen
The Rectory
Rectory Lane
Angmering
West Sussex
BN16 4JU

Your Ref: 000012172

Our Ref: A/175/11/

Please ask for:

Mr J Smith

26th January 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed two storey extensions & alterations

Orchard Cottage Rectory Lane Angmering

Thank you for your internet representation made on 25th January 2012 which has been recorded as **an objection** with the comments as follows:

I am writing to object to this planning application on the following grounds: ☐

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Context: The existing cottage, ζ snuggles ζ in to the plot of land. Though the footprint compared to the plot of land is quite large already, the sloping roofs with gables make it quite a discreet house, neatly ζ tucked in ζ . The proposed plans, though not increasing the footprint hugely, would result in a very dominant house. The extra height and increase of the roofspace would result in the proposed western elevation dominating the footpath and dominating the entrance to The Rectory, where we live. One of the features of Rectory Lane is a sense of space around each house. The proposed extensions to Orchard Cottage would not fit that characteristic. ☐

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Amount: Though the proposed plans do not increase the footprint hugely, the proposed extensions would increase the ridge height significantly as well as the length of the roof. Both extensions, to the west and to the south, involve huge increases in the first floor space with corresponding increases in the size of the roof. These proposed increases are far too large for the plot on which the house stands. ☐

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Layout: The existing cottage is already close to the property boundary on the western side in particular. If the extension were merely on the ground floor, it would not be too noticeable but the first floor part of the western extension would make it a large extension right on their boundary. The proposed southern extension, again would be too large because of the first floor part and the corresponding increase to the roof. ☐

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Scale: I haven't calculated the % increase in cubic metres but this must be very large. The proposed new roof would be almost twice as long as the original ζ much too large in my view, especially when considering the proximity of neighbours on both sides and the size of the plot of land. ☐

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Appearance: The existing cottage is quite discreet and tucked in, with the gabled roofs making it gentle on the eye. The proposed huge increase in the first floor area, even if made of high quality materials, would have a large visual impact and I don't mean in a positive sense!

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for

public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning Services & Housing Strategy