

Mrs. A. Gardner
Case Officer
Development Control
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



My ref: RLS/18.02/17/AR
Your ref: A/176/17/PL

25th October 2017

Dear Mrs. Gardner

Application for 2 Detached Dwellings.
Land at the "Ninth Tee", Ham Manor Way, Angmering.

I write to you in respect of the above application and to raise objections on behalf of my client Mr Lee Newbon, who occupies the adjoining dwelling: Badgers, Ham Manor Way, Angmering. These objections are against the current application now before your Council and are submitted notwithstanding my previous letter on behalf of a group of local residents adjoining this site that is made on the assumption that this application can only be refused both on stated legal grounds and also on the potential impact locally.

Mr Newbon has three additional matters of concern arising directly in respect of this proposal and in particular the northernmost dwelling. These are:

1. Impact upon his boundary hedgerow;
2. Impact upon his extended dwelling and in particular loss of light to the window on the first floor of the south elevation just approved;
3. Potential loss of important limbs to the retained tree within his rear garden.

To amplify I would make the following observations in respect of these objections.

1. Given the size of the proposed dwelling it is our opinion that this development will significantly affect his long established boundary hedgerow on the south side of his property. We maintain that this long established hedgerow could be the subject of a dramatic cutback along much of its length to allow the development to proceed. This is particularly of concern that the two-storey development adjoins his south boundary. When you view the site you will see that presence of the hedge along the whole southern boundary of his property and its potential for a dramatic cutback which will create a wholly unacceptable loss with intrusion

from the south side and the appearance of the cut back edge having a wholly negative impact on views towards and of his property.

Whilst this is a boundary hedgerow reference is made to this hedge on the submitted plans, although we are not convinced it is accurately shown in terms of the scale, particularly its width, of its potential impact upon this proposed development. I am sure you can imagine when viewing this hedge the impact of this building upon that hedgerow. Historically, and quite rightly so, no one has expressed concern over the hedgerow as it has adjoined and spread across the neighbouring golf club land where it actually has no impact at all and indeed gives a sense of enclosure to this open amenity space. This is clearly a major concern for my client. Furthermore, at the western end of this hedgerow there is a gated entrance into the golf club land which is long-standing and is permitted by the golf club. This actual entrance from his rear garden will now go into the adjoining private garden and is therefore of no consequence in giving him access onto the golf club land.

2. My client has recently received planning permission for a first floor extension to his property with an important bedroom on the south elevation. This elevation will now face directly south and into the side elevation of the proposed new dwelling. The impact upon the window will be quite unacceptable. Firstly, the window provides an opportunity for a quality source of light into the room on the south elevation which will suffer loss of natural daylight particularly in the winter. Secondly, the outlook will be unacceptably harmed by the introduction of the building resulting in an unacceptable loss of light and outlook. Clearly the potential here is much greater and unacceptable to my client where, as before, when the application was prepared and submitted the outlook from this window was on to the open space of the existing golf club and views through in itself would have been attractive unlike the outlook onto the side elevation of this dwelling.

3. Having looked at the position of the plot of the new dwelling we maintain that the potential is there to result in a desire on the part of the future occupier of the dwelling to potentially remove significant south spreading limbs on the important tree in the southwest corner of my client's rear garden. The tree in itself is very significant and where it remains for the landowner of the neighbouring plot to remove such substantial limbs from the tree my client is clearly concerned. He believes that, in his view, the potential loss of this tree, in particular the south facing limbs should somehow be safeguarded or in the alternative the dwelling refused. If this new adjoining dwelling were not now proposed my client would not need to raise this issue with you at all now.

In the circumstances I would now ask you to endorse these duly made objections and to reject this application in respect of the northern plot specifically for the reasons stated above. It is our opinion that this is unacceptable development not having full and proper regard to the amenities of the locality and in particular for its relationship with a northernmost dwelling and it appears to us that the dwellings have been incorporated onto this site to achieve a maximum size and appearance resulting in an adverse impact on the dwelling to the north. I ask you please to reject this application.

Yours sincerely,



R.L. Stubbs

Cc Mr. L Newbon