

Carol Tripp
Sunningdale
West Drive
Angmering
BN16 4JE

Your Ref: OWPC16467
Our Ref: A/190/17/HH 17-10-2017
Please ask for:
Mrs A Gardner

30th November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Erection of single storey detached double garage
Harcourt West Drive Angmering

Thank you for your internet representation made on 29th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Here I am again, with the same objections to the same proposal for the erection of a double garage. With For Sale signs posted, and with the courtyard jammed with cars the ploy remains to make the property more marketable with planning permission for garaging.

I object to the proposal for a massive (height not provided) double garage and driveway which will obliterate a garden area that the neighbourhood has enjoyed for many years as a neatly kept green space. Well-tended until more recently when it became a home for weeds punctuated by infrequent attempts at quick clean-ups

The garden area the applicant wants to build upon used to belong to my house and abuts my property. This space has always been a garden and even when the previous owner tried to put up a solid wall around it, planning approval was refused because it was felt the wall was not in keeping with the area. Harcourt, the applicant's house, is around the corner and completely non- adjacent to the proposed garage and driveway. Garaging at the property has been converted to living accommodation and as a consequence the courtyard used for parking numerous cars. The historical illegality of these changes remains even if 10 years has elapsed.

Construction of a double garage and long driveway will completely change the street scene of West Drive. It will diminish the open, scenic character of the area; something I understand would be in contravention of the local plan. Approval of this application has the capacity to open the floodgates to any and all desires for garage extensions, building of sheds, porches, conservatories, parking spaces and what have you on the open spaces of the Ham Manor neighbourhood which is supposed to be kept as a landscaped area.

That's why that space was made into a garden in the first place when the enclave of Harcourt, Sunningdale and Wentworth was built.

And what about flooding? The garden area currently provides a crucial soakaway for all the rainwater that comes down off the slope of the New Road area on to West Drive. Building over this space will surely make matters worse - West Drive already floods when it rains heavily. My house insurance company raised my premiums telling me it's due to "surface water flooding "on West Drive. By the way, my house is about two metres higher than West Drive, something I pointed out to the insurance company to no avail. They held fast to their maps showing surface water flooding so any claims to the contrary are spurious. It's a flooding area. Surely the planners don't want to allow development that makes flooding worse?

The garage is too near the foundations of my house; giving me cause to worry about the stability of my dwelling. The garage will also plunge an area of my back garden into permanent, deep shade.

The exit from the driveway which the application has running the length of the garden will be awkward not to mention unsafe. There is a lot of car and truck traffic to and from the

Golf Club using West Drive as well as cars coming down to West Drive from New Road. And let us recall that New Road and West Drive as it runs south, is a public footpath which is in constant use by people on foot going to and from Out of Bounds, the health club and the public golf course, as well as school children walking to the local school. For all the above reasons, the application should be turned down, once and for all.

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 will 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

Neil Crowther
Group Head of Planning