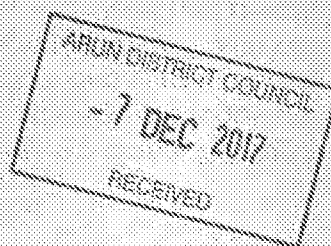


Planning Department
Arun Civic Centre
Maltrovers Road
Littlehampton
BN17 5LF.



Sunningdale
West Drive
Angmering
BN16 4JE

December 4th, 2017

Case Officer Mrs. A Gardner;

Dear Madam;

Objection to Arun District Council Planning application: A/190/17/HH

This is a resubmission of part of a previous application, A/121/17/HH, withdrawn in response to overwhelming objections including that of consultees, and of which the planning officer will no doubt have taken note.

The area involved has always been open green space. Its location, shape, and inclination in part in excess of 12%, have militated against its suitability for any development.

Objections to the proposal are inter alia:

1. The site is visually prominent on a corner flanking two roads. The overriding characteristic of the area adjoining the roadway, West Drive, is of open garden frontages creating a spacious and verdant setting. The mass of the proposed block immediately adjacent to and level with West Drive will have a detrimental impact on the street scene in general and directly upon all the neighbouring properties. The openness of this area reflects the overriding character of the wider estate with its low density development and sylvan setting. Its loss would set a harmful precedent both for the Ham Manor golf club estate and Planning Authorities placing at risk the character and visual appeal of the area as a whole. An earlier planning application relating to the land, **A/8/04/** was refused on similar grounds.
2. The land involved is distinct from and external to the original curtilage of the Harcourt property and outside the 'built-up area' of the Angmering Neighbourhood Plan. In addition, owing to its location and in the context of previous building approvals, the proposed development would be linear in nature and add to the sprawl effect arising from the recent approval of a swimming pool enclosure, characteristics against which both the Arun District Local Plan, **GEN2& Gen3**, and the Angmering Neighbourhood Plan, **HD1&HD5** seek to protect.
3. The Angmering Neighbourhood Plan requires that developments are in keeping with the vernacular, in particular, that the 'Built Form' considers the impact of proposed built form on the surroundings; **HD5**. It is evident that this proposal fails to meet the requirement. Equally, Saved Policy **GEN7** of the Arun District Council Plan echoes similar sentiment in that permission will only be granted for a scheme(s) that, inter alia:
 - a. (ii) '... respects and enhances local distinctiveness';
 - b. (iv) 'does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites'; &
 - c. (iv) '...retains significant open or wooded areas which, in their own right, make a material contribution to the local environment.These criteria are not met.

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4. In addition, and expressly, the loss of greenspace through development within the Ham Manor Golf Club estate is at variance with Policy **CLW2**, of the Angmering Neighbourhood Plan, **Appendix D**, and will not be supported.
5. Multiple car garaging facilities on the property have been eliminated through conversion into accommodation; although, extensive courtyard parking remains available within its original curtilage. The application claims a need for storage of a single particular vehicle, strange when the property has been for sale for an extended period. That aside the current parking/storage of multiple vehicles at the property raises significant concern that hard surfaced areas in the proposal are intended for use as permanent 'off-site' parking/storage purposes for any type of vehicles, against which, once approved, no protection would exist.
6. The proposed vehicular access point for this site is on a corner junction where sight lines are at best, poor. The roads are narrow, busy with regular and relatively fast moving traffic and include an actively used public footpath. The point of egress from this plot carries significant danger and will expose other road users to risk, particularly with proposed additional hedging further obscuring vision. Safe street access is a key consideration for any development and clearly the elevated risks arising from this proposal would fail the requirement; policy **TM2**, Angmering Neighbourhood Plan refers.
7. Surface water flooding of West Drive the lowest point adjacent to this sloping grass area is already a common occurrence. Construction and hard surfacing of the land will eliminate its capacity as natural drainage for the higher land to its west and exacerbate flooding on the roadway. (See attached.) The 'made' Angmering Neighbourhood Plan **EH3** requires that new development '...must ensure that it does not increase the flooding impact it may have on surrounding properties and areas'.
8. Construction of this garage block will have a direct detrimental impact on my property through loss of amenity through the significant height and mass of the structure creating shadow and loss of openness. This is identified and readily acknowledged in the planning application, which is strangely silent on the exact height of the structure; **HD5 & GEN7** refer.
9. As noted, the height of the proposed structure is not indicated, but from the drawings, and the excavation that will be necessary to level the area, it is disproportionately tall. Concern exists that once constructed use for other purposes including accommodation similar to unapproved changes to original garaging on the property, will not be preventable.
10. Existing walling is approximately 65cms with the remainder wide spaced iron railings between brick pillars. The erection of tall entrance gates and introduction of hedging will only serve to further reduce the appearance of openness in this area.
11. Erection of the block in part on the plot at its highest elevation will necessitate major excavation works and earth removal to create a level area for the construction, posing a significant threat of disturbing the foundations of my property, which sits immediately adjacent and at a much higher elevation. This will be further exacerbated through the excavation and earth removal required along the remainder of the western side of the parcel to create the level surface for access.
12. The proposed construction area lies directly over the passage of electricity cables water pipes and related utilities supplying neighbouring properties, for which no allowance appears to have been made, nor for consultation with service providers, in whose favour covenants exist.

13. Development of this site would involve significant construction works including earth extraction and removal with consequent impact on neighbouring properties and residents. No comment or undertakings against undue noise or annoyance have been made in the application.

Construction of the double garage and hard standing would be out of keeping with the neighbourhood area with direct and immediate adverse impacts on both my own and adjoining properties. In addition, if approved, the potential for effective challenge to be raised to subsequent changes in design/use of any construction by concerned third parties would be denied.

As a consequence and given the very apparent multiple conflicts with elements of the Arun District Local, and made Angmering Neighbourhood plans the application should be refused.

I shall look forward to your acknowledgement.

Yours faithfully,

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