

sandy toy
84.West Drive
Ham Manor
Angmering
BN16 4JE

Your Ref: OWPC16588
Our Ref: A/190/17/HH 17-10-2017
Please ask for:
Mrs A Gardner

14th December 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 13th December 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to this proposal on many counts, most of which were raised in the last refused application.

The report given by the Architect includes inaccuracies. There is a well documented history of flooding on this corner, which will be made worse with the loss of the garden into hard surfaces. Already having to cope with 2 new driveways and no new drainage for run off down the 2 meter slope.

The statement that these garages will only be used to store a classic car, and only used by Mr Copper is incorrect as the house is currently up for sale and new owners will be different.

The property already has space for 4/5 car parking, plus permission for one more garage. There are already garages turned into accommodation on site, but inaccuracy as marked on map provided as Garage.

This has always been a garden and should come within planning permissions 12% ruling, as unsuitable and for any new development.

There is now very well used public footpath running opposite the proposed new driveway. This usage has been added to considerably since the advent of Out of Bounds/Lanes Health and Golf facilities, with more to come. It will be very, very dangerous, especially children.

The corner already presents as a blind corner, with an accident waiting to happen with extra direct car access so close. The present pedestrian standing creates a safe point.

The size and height will totally overpower the existing views and outlook for all neighbors.

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