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15th February 2021

James Mimpriss
Helios
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: A/193/20/PL
Site Address: Ham Manor Cottage Ham Manor Way Angmering BN16 4JQ
Description of works: Erection of a 1 No. 3 bedroom chalet bungalow & detached garage. This site is in CiL Zone 3 and is CIL Liable as dwelling.

Thank you for your internet representation made on 14th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33724

I object to A/193/20/PL for the following reasons.

The proposed property is positioned well forward of the historic build line which will have a large impact on the character of the Ham Manor Estate. All houses without any exception are built with a large frontage especially along Ham Manor Way. This development will change the look of the well-established street scene and should be resisted in changing this characteristic to allow a garden plot development on a too small and awkward shaped plot.

The planning statement on the application go against the established estate, The National Planning Policy Framework (NPPF) and the Angmering Neighbourhood plan (ANP)

NPPF Section 5. Delivering a sufficient supply of homes. Paragraph 70. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens.

NPPF Section 11. Making effective use of land. Paragraph 117. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed land or brownfield land

NPPF Annex 2, Glossary. Previously developed land. Excludes, amongst other things, land in built up areas such as residential gardens.

The planning statement claims the following which are very misleading statements.

6.6 make a "more efficient use of the land which would be in keeping"

6.13 "away from the the front boundary and in line with the neighbouring dwelling to north" it is not in line and is over the build line.

6.15 "Most dwellings along HM have short gardens due to their proximity to the golf course" only a few houses and this proposal will be shortest of them all due to the awkward shape of the plot and with the

proposal located well forward of the build line.

6.16 Is "in keeping"??

6.5 relies on A/55/19/PL as a precedent for further development of new dwelling along Ham Manor Way. This property was allowed as it was an extant permission not a residential garden.

This proposal is outside the built-up area boundary of Angmering, ANP HD1. ANP HD5 states the following "Built Form New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings". "Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area". "New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting".

Finally, as an observation the planning statement has no mitigation or risk assessment for the health and safety of the proposed site to protect from wayward golf balls. To prevent damage, injury or death to contractors or occupants the planning should have considered a tall safety net which in turn would be an eye sore and a hazard to wildlife especially birds.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.