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15th February 2021

Roger Mowat
Maraval, Ham Manor Way,
Angmering
West Sussex
BN164JQ

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:

OWPC33728

Dear Sirs,

I write to make objection to the planning application A/193/20/PL.

I believe that the planning consent should be rejected on these conditions:

There has been a recent increase in proposed sales/development of garden plots that continue to diminish the effective green space plan for this area. Since I moved to my home, there have been five extra properties built in Ham Manor Way alone, using the infilling of gardens.

The application is for a house that is too large for the plot and does not match in with existing properties which are predominately low rise bungalows set in well-spaced plots. This application will effectively alter the current property and indeed the proposed property.

The application is out of place with the current context of detached, well-spaced properties, and will impact in an unseemly manner to the detriment of the community and environment.

This application would not be a good fit with the surroundings, hemming in current properties further and reducing the rural style of the area and changing it into a high-density appearance.

Ham Manor Way is served by a small private road, originally designed for the few properties built along it. With the current fashion for multiple vehicles and the likely requirement to have vehicles due to the rural

nature of the plot, another property will increase traffic use ad infinitum and whilst the building takes place, the additional traffic will impact on neighbours unfavourably.

The application is for a position of property forward of the historic building line which exists on both sides of Ham Manor Way thereby changing the street scene. Acceptance of this application would set a precedent for this.

The proposal would not represent sustainable development due to the restrictions on accessing local services and facilities. The location conflicts with the general aims of Policies CSP1, SDSP2 and HSP1 of the Local Plan which seek to direct new housing towards the BUAB and site identified for housing. The proposal is also contrary to the Neighbourhood Plan with regards to ensuring that housing is provided on allocated sites.

Overall, the siting, scale, design and introduction of this level of built form at this location would conflict with Policy HD5 of the Neighbourhood Plan which requires proposals to properly demonstrate how they have considered the impact of the proposed built form on the surroundings, and that development should follow the character of the existing built form and should integrate with development and the landscape setting.

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.