



Arun District Council
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15th February 2021

John Evans
The Barn House
Ham Manor Way
Angmering
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:

OWPC33730

Ham Manor Cottage

Planning application 193/20/PL

Reasons for objections

The scheme appears to conflict with guidance provided in the UK gov National Planning Policy Framework document (para 70 & 117 plus ref Annex 2 Glossary- refers to not building in gardens) plus the application appears to compromise policies including in the Arun Local Plan & Angmering Neighbourhood Plan

- Inadequate plot size for proposed property which is not in keeping with the setting or sympathetic to the street scene (conflicts with design & compliance of the Neighbourhood Plan 4.7 & 6.8)
- At odds with the generally well planned & spaciousness of Ham Manor Estate resulting in a detriment to the character of the area. (conflicts with design & compliance of Policy SP1 of the Local Plan)
- Proposal in breach of established building line of other properties adjoining Ham Manor Way (conflicts with design & compliance of Policy SP1 of the Local Plan) See attached PDF indicating building line in blue on north side of Ham Manor Way.
- Biodiversity gain ignored - considerable loss of vegetation due to significant access proposals with negative biodiversity impact. Large tree plus vegetation removed just before planning application made. See attached

aerial photo of landscape taken recently before trees taken away.

- Adverse impact of building form on the amenity of existing buildings & landscape setting (conflicts with design & compliance of Policy SP1 of the Local Plan)
- Applicants Planning Statement misleading in some areas - item 6.5 A/55/19/PL quoted as precedent when actually A/55 benefited from an extant approval - item 6.13 quoted inline with neighbouring dwellings when actually indicated in front of building line- 6.15 leaves properties with good sized plots when this is not the case.

All of the above are reasons why this application should not be approved. Screenshot 2021-02-11 at 23.40.40. Ham Manor Way Historic Build line/ Street scene.pdf

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.