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15th February 2021

Diane 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:

OWPC33731

Ham Manor Cottage

Planning application 193/20/PL

Reasons for objections

The proposed development is overpowering for the size of the plot & detracts from the property in whose garden it is sited. The current site has 2 buildings & the proposed development would increase this to 4 buildings which is not consistent with the size of the site & detrimental to the general overall spaciousness of Ham Manor.

Due to the cramped nature of the site the building is situated in front of the established building line of other dwellings on the north side of Ham Manor Way. This could set a precedent.

The development would have a negative effect on the biodiversity of the area as there would be a significant loss of vegetation having an adverse impact on the appearance of the site from Ham Manor Way & from the golf course.

It will have a negative environmental impact with increased traffic, reduced vegetation & an increase in noise.

The proposals will have a negative impact on the properties facing the site.

There was no prior discussion with neighbours before plans were submitted. Consequently, most residents only became aware of this planning application shortly before comments were due. One would question that sufficient notice was given.

There will be considerable disruption caused if planning is granted. Ham Manor Way is a narrow road with no footpaths & it is difficult to see where construction traffic could park without causing problems. Road parking is not permitted on Ham Manor Estate.

For the above reasons I am opposed to this application.

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.