



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

16th February 2021

Brian and Hilary Beach
Longview
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 15th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33741

The proposed development is inappropriate within the street scene and is placed beyond the established build line as the site is too small.

The application conflicts with a number of Angmering Neighbourhood Plan and Arun Local Plan Policies. ANP: HD1 being outside the BUAB; HD5 having a negative impact. Neither is the site a parish allocation nor a non strategic small site. ALP: SD SP2 being outside the BUAB; C SP1 development not permitted in the countryside; H SP1 not a strategic allocation and conflicting with Local Plans.

In addition there is conflict with the NPPF on sustainability and development in that plans should resist inappropriate development of residential gardens while making as much use as possible of "previously developed land" which itself is defined as excluding residential gardens.

Contrary to many of the points in the Planning Statement I would say:

the property doesn't relate to the surroundings, is cramped, not in line with other properties and is over the established build line (6.2,6.10,6.13,6.14, 6.16 and 7.2);

is outside the BUAB, is countryside and a residential garden (6.3, 6.8, 6.12);

is not a strategic or allocated site (6.4);

refers to A/55/19/PL as a precedent while A/55 benefited from an extant permission (6.5);
can't be considered an efficient use of land and is not appropriate for the location (6.6, 7.1);
gardens on Ham Manor are not generally short (6.15, 6.19);
Ham Manor Way is also a PROW (6.26).

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](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.