



Arun District Council
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16th February 2021

Patrick Russell
4 East Drive
Angmering
Littlehampton
BN16 4JH

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:

OWPC33763

This application is surely contrary to both National and Local Planning Guidance which resists further development in existing garden space.

The building also lies in front of the established building line.

The site is of inadequate size, being approximately two thirds of the average plot size on the Estate.

The building is too close to the existing property (which itself has already had two extensions granted) and will materially alter the valued spacious appearance of both it and the Estate in general

The plans show somewhat limited ground floor living space, so no doubt future extensions will be sought into what is already a small surrounding garden space.

There are misleading statements in the application. The Planning Application A/55/19/PL did not set a precedent, as it was part of a longstanding overall planning approval for development in Ham Manor Way, and not a new development

It is claimed no trees or hedges are to be removed. In fact several mature trees have already been removed, presumably in preparation for this application. Also clear from the drawings is that much of the existing small tree and shrubbery planting on the road verge (owned by Ham Manor Golf Club) will have to be removed which will materially alter the street scene.

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.