

Dave Howells
Fernbank
Station Road
Angmering
West Sussex
BN16 4HY

Your Ref: OWPC17024
Our Ref: A/195/17/PL 30-10-2017
Please ask for:
Mrs A Gardner

26th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Construction of timber framed outbuilding to replace demolished workshop
Mill House Croft Station Road Angmering

Thank you for your internet representation made on 25th January 2018 which has been recorded as '**an objection**' with the comments as follows:

A/195/17/PL

Angmering Day Nursery, Mill House Croft, Station Road Angmering.

Dear Sir

I fear this is a case of déjà vu, as I find myself writing to object to essentially the same development at the above property, that was the subject of planning applications A/139/17/CLP in the second half of 2017. My comments at the time regarding commercial & business premises being run in domestic areas and the impact on traffic at certain times of the day on what is already a busy road are still relevant.

I will also raise a few additional queries, regarding application dated 17.10.18 (there is more than one) and accompanying plans:

1. Description of proposal: 'Erect a timber outbuilding to replace a previously demolished outbuilding. Domestic use by apartment/dwelling above nursery.' I have a clear memory of the removal of whatever structure was there before, as it necessitated the calling of West Sussex Fire Service due to the reckless and inconsiderate burning of materials (not sure where the nursery children were that day). In addition, the accompanying block plan indicates that the area to the rear of the premises is entirely for domestic use only; no play area for the children. Are WSCC Children's services aware of this?

2. (From planning portal) Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof. The internal floor area should not exceed 30m square metres. The submitted plans indicate that the floor area may well go beyond the 30 square metres and the eaves height indicated is 2.835 metres.

3. Has the building, work or change of use already started? Applicant has ticked NO, but clearly it has, as work was undertaken before permission during the previous application.

4. I am unclear who is the applicant. The occupier/owner is Mrs. J Best, but the application has been made by Mr. A Willett (Willet Technical Services) who appears to be acting as an agent but that is not clear on the application. This is perhaps a minor point, but I found it somewhat confusing.

Regards

Dave Howells

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for

public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning