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27th January 2022

Rachel Mullane
2 Ambersham Crescent
East Preston
BN16 1AH

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: A/253/21/OUT
Site Address: Land between 32 Downs Way and 2 Ambersham Crescent Angmering BN16 1AB
Description of works: Outline planning application with all matters reserved for the erection of 1 No bungalow dwelling with off street parking and private amenity space.

Thank you for your internet representation made on 26th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43742

My objections are based on the following reasons:

- Design
- The indicative layout plan submitted with the application shows a rear garden of no more than 2 metres and far too small for the development. If the house was brought forward to provide a longer garden it would sit far forward of the building line on Downs Way. If the rear garden was kept as shown, the occupier would have no decent sized secure space so would probably want to erect a tall fence around the front garden instead. That would be completely out of keeping and would potentially affect the visibility of cars pulling out of Ambersham Crescent onto Downs Way.
- The flat roof, two storey height of the house and window in the gable end is completely out of keeping with surrounding bungalows.
- Access to my driveway
- The application shows that it will completely remove access to my driveway (located in Downs Way, next to No. 32) from the front of my property.
- Loss of Privacy
- The design hints at Velux windows on the south side of the pitch roof, which would directly overlook my rear garden and windows of my property.
- Light
- A two-storey house would directly impact on my home and potentially No.32. The amount of daylight will be severely reduced in the rooms along the front of my bungalow.
- Distance to boundaries
- There is minimal distance between my front door and the rear elevation of the new house. I believe there is a required minimum distance between new and existing houses, which this proposal does not meet.
- Parking

- A 2 bed house is likely to have at least 2 cars with visitors and delivery vehicles, so will probably park close to an already dangerous junction.
- We already compete for parking spaces in Downs Way/Ambersham Crescent with the over-flow of commuter vehicles from Angmering Train Station. This development would add to the number of vehicles wanting roadside parking.
- Sewage
- I am concerned that an additional house would need to join the existing fragile sewage network. I already have existing problems therefore an additional house will compound the issue.
- Original estate had planned open space
- When the estate was designed originally, there would have been planned green amenity spaces. It is important these spaces are retained to avoid the estate looking over developed and cramped. This house would undoubtedly make the estate feel over developed.
- Bench/Pathway
- The site has a well-used path crossing through it and a bench. Removal of these would affect elderly residence who rest there.
- Wildlife/trees
- Removal of existing and well-established hedges and trees will impact on birds, bees and hedgehogs on the plot.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>