



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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28th January 2022

Gary Larcombe
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 27th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43774

I object to this proposed development for the following reasons:

Boundaries - I have a concern over where the exact boundaries fall as this will block my direct access my driveway.

Impact on Wildlife - The existing mature hedges and trees are home to an array of wildlife which will be severely impacted if removed.

Outlook - The proposed development will devalue our property as the outlook will change from beautiful greenery to another building.

Over development - the estate will feel cramped and will not enhance the area or benefit the residence.

Design - the design does not match surrounding bungalows. The rear garden does not comply with Arun Design Guide, nor does the proximity to existing properties.

Green Space Amenity - this plot has a bench which is well used by the high population of elderly residents within this area.

Highway - There are a high number of near-misses because of the junction into Ambersham Crecent from Downs Way and the amount of traffic that passes through. With an additional dwelling, this will increase the vehicles parking too close to the junction (with deliveries and visitors), therefore a more serious accident would be a matter of time.

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](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>