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22nd February 2022

Graham Joiner & Georgina Lennon-Joiner
2 The Beeches
Dappers Lane
Angmering
BN16 4EN

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/266/21/PL
Site Address: Crete House The Beeches Dappers Lane Angmering BN16 4EN
Description of works: 2 No. 2 storey extensions, replace existing bay window with bi-fold doors on the existing dwelling and the construction of 2 No. 5 bed new dwellings. This application is in CIL Zone 2 and is CIL liable as new dwellings.

Thank you for your internet representation made on 21st February 2022 which has been recorded as an objection with the comments as follows:

OWPC44558

We wish to object to this planning application on the following grounds

The extension to Crete House is unsuitable on the now very small plot of land that it would sit in. This extension and the additional windows overlooking the properties opposite would lead to a lack of privacy to those properties as bedrooms and living areas would be overlooked.

There is space for 2 cars to park on the drive of Crete House at present. Any visitors must park on Dappers Lane. The proposed addition of extra properties with driveways leading out onto Dappers Lane and cars parked on the lane outside these properties, leading to a high possibility of an increase in accidents with pedestrians, cyclists and vehicles.

The oak tree in the garden of Crete House has a TPO on it. This development would most certainly have an adverse effect on the root system of this tree, as the drainage system is adequate only for one property. The groundworks involved in building the structures and associated services would seriously impact the root system of this tree, potentially leading to its demise.

The negative impact on the natural habitat and biodiversity of the surrounding area should be taken into consideration. The removal of trees and hedging would have a detrimental effect on the wildlife, along with the increase of traffic.

The plans for 2 five-bedroom houses squeezed into the remainder of the garden of Crete House would be an overdevelopment of the space and would possibly set a precedent for other houses in the area to develop their gardens. This would be unacceptable in this area and does not comply with the master plan for Angmering.

The original size of the garden for Crete House is in keeping with surrounding properties. Any development of the garden would have a detrimental affect on the neighbouring properties in Dappers Lane as the proposed

development does not reflect the surrounding area.

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>