

Mr George Herbert
12 Quiet Waters Close
Angmering
BN164DG

17th February 2022

Dear sir/madam

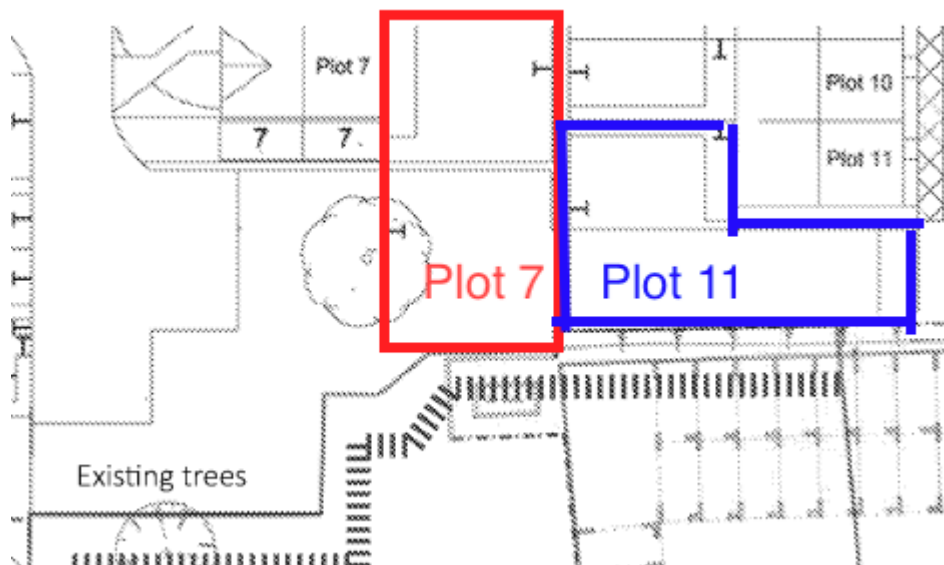
I am emailing regarding planning application A/268/21/PL by Caffyns to build a Volvo garage on Roundstone Lane.

I live in Plot 7 (12 Quiet Waters Close), which share a direct fence (albeit not clearly shown on the application) with the development. I have surmised my current objects to the plans given the information provided in the current planning documents. I believe these contain some inaccuracies (also highlighted by communications) that would need rectifying.

I have four areas of objection. These cover: the incorrect representation of existing trees and borders for the nearby properties; a complete lack of prior consultation with the neighbouring properties; noise from the condensing units (that are a few metres from a residential garden) and finally the hugely overbearing and light-blocking design of the building. All are explained below.

Incorrect property borders

On the document Design and Access Statement - Rev P04 Figure Page 12 the existing site plan. While the garden is correctly marked for Plot 5 (2 Quiet Waters Close), the gardens for Plot 7 and Plot 11 are incorrect. The edge of their gardens runs right up to the southern boundary (on the opposite side of the fence to the gas box) and this has not been considered in the plans, designs or any of the external assessments (see comment about the condensing unit below). The design believes there is a thick line of existing trees. This is incorrect. The diagram below shows the correct garden boundaries; the red lines mark the boundary of Plot 7 and the blue lines show the boundaries of Plot 11.



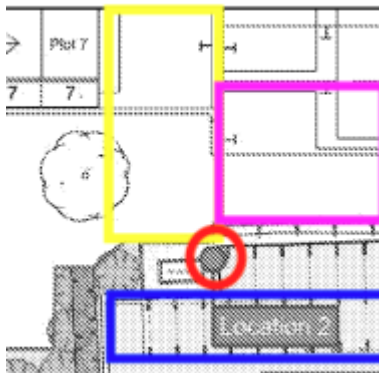
Furthermore, the document Proposed Site Context Elevation Dwg No 3661-SRA-XX-XX-D-A-05-005 Rev P02, from 19th January, incorrectly demonstrates the

current fence line between Plot 5 and the new development. The document suggests the trees are either existing or the current buffer; this is plainly not the case. There is also a large raised wooden fence that is not even referenced on the diagram. I believe this is to be covered by Mr Willcox's comment, on his correspondence on the 15th also regarding his border on Plot 5.



Noise

I have two objects for noise. First, is the proposal to put a condensing unit (highlighted in a red circle on the diagram below) a couple of metres from the southern border of Plot 7 (shown by the pink diagram lines) and Plot 11 (shown by the yellow diagram lines). It is unclear which unit will be placed there, either 89db or 65db, but either far exceed current noise levels. Furthermore, it does not mention if the unit near the residential fence of Plot 7 (12 Quiet Waters Close) will be making these noises all day every day, or if it is linked to the running of the workshop. I request further clarification, and for the condensing unit(s) to be moved further away from the residential boundaries and placed in an area that would not also impact another residence.



Furthermore, there is going to be additional parking bays on top of what is already present (highlighted in the above image in blue). Whilst there are some bays there are rarely used, the ones in blue are additional. My concern is that with the addition of extra bays, and this new showroom, the parking bays will be used much more regularly. Given the close proximity to the border with Plot 7 and Plot 11, there will be a significant rise in noise.

Overbearing/right to light on the neighbouring properties.

I object to the height of the proposed building. The new car showroom is going to be above the height of the 1st-floor window of Plot 5 and will most certainly overlook all of the neighbouring properties, with site into their gardens, all Plots 1 to 5 and Plot 7. Furthermore, due to the height, it will block light coming into the gardens of Plots 1 to 5. It will also block light coming into these houses during the day, due to the garden being south facing and parallel with the new showroom.

Whilst the tree buffer will mean the residents will not have to look at the building, this comes with two problems. The first is that the trees will be small (with little detail given to the sizes and types of trees) and will take many years, if not decades before, they actually block the view of the new showroom. Second of all, the trees will still block a significant amount of light. Eventually, the trees will make the situation worse, as the trees will grow to a greater height than the showroom.

Consultation

The developer of the new garage, or the council, has made no attempt to contact or consult any of the neighbouring properties which have fences that are directly connected to the proposed site. Plot 5, Plot 7 and Plot 11 have no contact with the management company, Oakley Properties or the previous home developers Gold Constructions, which is rather

surprising given that they own a significant part of the border with this new proposal. One yellow notice poster was put up behind a car in a private parking space and was not visible and was gone within twenty-four hours. There is no signage on the fencing around the site giving people notice; including no yellow planning poster. When speaking with the residents on Quiet Waters Close, no one was aware of what was being proposed and that there was a planning application. See the image below showing the unsuitable display of notice, that is not visible to people walking by. I only found out about the planning proposal by looking searching the planning website after hearing about the proposal in the news.



Yours faithfully,

George Herbert