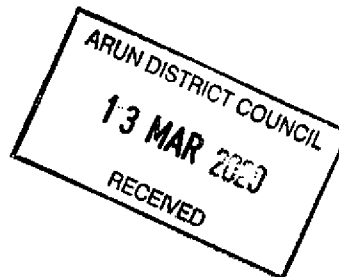


6 The Heathers  
Arundel Road  
Angmering  
BN16 4LE

12<sup>th</sup> March 2020

Planning Department  
Arun Civic Centre  
Maltravers Road  
LITTLEHAMPTON  
BN17 5LF



**Application: A/30/20/PL**

**Proposal: Demolition of existing storage building and erection of a two bedroom bungalow with associated parking and landscaping**

**Location: Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE.**

I object to the planning application because:

It is an over development of a previous rear of garden site. The application refers to the plot as a brownfield site which I believe is incorrect. This plot was part of the garden to No.1 and used as such by the previous owners (the applicant) and then kept when they sold the property at the beginning of last year. Please can you inform me if the site is included in the Local Authorities' Brownfield Land Register and where this information is published.

I believe the proposal of a two-bedroom bungalow would be very cramped. This is a unsuitable living environment for any future occupants of the proposed building as it is positioned in a sea of garage compounds and bounded by a public footpath. The footprint shows significant increase from the existing outbuilding which already dominates the site.

The proposed West elevation has floor to ceiling windows into a living room and bedroom. As the site is on a higher level to the properties of 1-6 the Heathers this maybe more visible and create overlooking issues. The window openings should be reduced to prevent overlooking.

Also all the properties surrounding the site are two storey and from upper floors it will be possible to look into the proposed building living and bedroom. This site is very overlooked adding to the argument that it is unsuitable location to live in.

Placing the rubbish bins outside the front of the property on collection day would cause an obstruction and it would not be possible to get a pushchair or wheelchair past due to the width of the footpath. It is not possible to place the bins out at the back of the property as the dustman do not collect from the garage compound.

I notice that it is mentioned that the garage associated to this site could be made into a carport. I fail to see that unless it is made wider (which is not possible) it still won't take a modern car.

Emergency services may have trouble accessing this site.

I am aware that the new owners of No.1 The Heathers (prior to any knowledge of this application) had contacted the owner (planning applicant Mr Woods) of the retained rear garden area and asked to purchase it. I hope that common sense prevails on this application and planning policies are followed to ensure that this application is refused, and the land could be returned to a garden area once more to be used and enjoyed.



Sandra Leroy-Baker