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From: Terry Linkhorn [REDACTED]

Sent: 08 April 2019 11:41

To: Anita Gardner

Subject: A/31/19/PL

Dear Mrs Gardner,

Please find my objection to application A/31/19/PL for 1 house on land between Ashurst and Badgers , Ham Manor Way.

This new application is similar to A/176/17/PL and A/87/18/PL and the reasons for the rejection of these earlier applications by Arun Council the Appeal Inspector and residents of Ham manor Estate are the same today, nothing has changed.

Application A/31/19/PL is a larger house than previously applied for and is totally out of keeping with the Chalet bungalows opposite and those to the south along Ham Manor Way.

This property has been plonked in the centre of the ninth green space and sits forward of existing building lines in order to provide for an adequate rear garden. No consideration has been given by the applicants to previous reasons for refusal , especially in light of the recent appeal on A/176/17/PL and the Inspectors specific comments regarding the development of the CLP plots.

This proposal conflicts with policy HD5 of the Neighbourhood plan which requires proposals to properly demonstrate how they have considered the impact of the proposed build form on the surroundings and that development should follow the character of the existing build form and should integrate with development and the landscape setting.

The applicant is proposing on the application that only one large house will be built on plot 9 with plot 8 designated as garden.

There are no windows on the south side of this new property and is quite possible , even inevitable , that a further application will be made at a later stage for development of another large house on plot 8.
Apart from being totally unacceptable to local residents , this would diminish further the distinct rural character of the local area and ruin a unique location and should not be allowed.

If the present applicants and the previous applicant expect to obtain permission for one single dwelling on this land they should read the conditions of the CLD. The extant permission was granted only on the principal of one unit of accommodation , on each of the 2 identified plots. Therefore one large property will not be allowed.

The inspector commented in the Appeal report :

“ I consider that should a scheme be erected under the fallback it would be contained within a more natural and considered line to reflect the established pattern of existing development, and create a permeable and more open grain of development “

I would bring to your attention to a letter extracted from the A/2/57 Arun files ref M/EFG/W/A/2/57 dated 25 Jan 1957. It determines the areas for houses and bungalows to be erected on the Ham Manor Estate.

The Thatchway. Houses.

East Drive. Houses.

Ham Manor Way. Bungalows.

This letter reinforces the view that if plots 8/9 are indeed extant , they should only be build as bungalows , as originally planned and permitted in 1957. The street scene would then be matched to the existing properties opposite.

I would respectfully request that this application be denied.

Yours Sincerely

Terry Linkhorn.

Sent from my iPhone