

John Trott
Springwood,
Ham Manor Way,
Angmering
BN16 4JQ

Your Ref: OWPC22125
Our Ref: A/31/19/PL 01-03-2019
Please ask for:
Mrs A Gardner

10th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No. two storey house (resubmission following A/87/18/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.

Land between Ashurst & Badgers Ham Manor Way Angmering

Thank you for your internet representation made on 9th April 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardener,

Ref: A/31/19/PL - Application for 1 house on land between Ashurst and Badgers, Ham Manor Way

I wish to register my objection to the building of a dwelling on the site detailed. This application A/31/19/PL is yet another attempt to have a house erected on a site that has had two previous applications refused by ADC as well as an appeal rejected by the Planning Inspectorate:

ADC application A/176/17/PI was rejected in Nov 2017 on the grounds that the site lies in a rural area unrelated to the needs of agriculture and that the proposal would represent a prominent form of development which would adversely affect the character and appearance of the area. Moreover, both APC and ADC rejected the application on the grounds that the site was located within the area designated as Local Green Space within the respective local plans.

ADC application A/87/18/PL was also rejected in August 2018 on much the same grounds. Appeal APP/C3810/18/3201768 was rejected by the Planning Inspectorate on numerous grounds:

Location of the proposal - 4 reasons

Character and appearance - 6 reasons

Other

material considerations - 9 reasons

In his summary the Inspector went on to state: "For the reasons above, and taking account of all matters raised, I conclude that the appeal should be dismissed"

The applicant, in the supporting representations for A/31/19/PL has failed to provide adequate reasons as to why the previous ADC refusals and subsequent Planning Inspectorate appeal should be set aside.

Other more general objections are:

** The applicant makes much of the fact that the proposed dwelling is similar in size and design to Badgers, the nearest house situated to the north of the site. Yet, opposite and adjacent to the site, all the other remaining properties are much smaller in size and of bungalow or chalet/bungalow design. The proposed dwelling will be totally out of keeping these surrounding properties.*

** The original documents A/69/49 and A/2/57 supporting the Ham Manor Estate planning approval, provided for bungalows to be built in Ham Manor Way. The applicant obtained a CLD ref A/212/17/CLP based upon these two long standing permissions. It follows therefore, that any planning application dependent upon the use of the CLD, should be for dwellings of similar size and design, namely bungalows, built upon the designated plots. The building of a large two-story property dwarfing the surrounding bungalows and utilizing*

two plots, would be a misuse of the original permissions.

** The applicant has submitted plans for one house on one of the plots covered by the CLD stating that the remaining plot is to be used as a garden for the dwelling. However, the plans do not provide for any windows or doors on the garden south side of the dwelling. It is quite clear from the plans and drawings that, if the applicant is successful with this application, it will only be a matter of time before another application will be submitted for a second large property to be built on the remaining "garden" plot. Should the council be of a mind to grant this application, then in order to maintain the dwelling to plot ratio and the open nature of the location, consideration should be given to the issuing of a section 106 notice to cover the adjoining garden plot.*

** In conclusion, Ham Manor Way is a public Right of Way and as such is used by many villagers and residents for recreation and walking of dogs. Building of the proposed dwelling, with such a high and wide frontage would greatly diminish the striking views afforded across the golf course and the open countryside beyond.*

Kind regards

John Trott

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning