

Patrick Russell  
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Angmering  
West Sussex  
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**Your Ref:** OWPC22170  
**Our Ref:** A/31/19/PL 01-03-2019  
**Please ask for:**  
Mrs A Gardner

12th April 2019

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 10th April 2019 which has been recorded as '**support**' with the comments as follows:

*I wish to support this application for only one property on land for which it has been established by A/22/17/CLP that outline planning permission exists for two properties. The Arun Planning Officer has already stated in commenting on A/87/18/PL for a closely related site, that the proposed house design was acceptable, even though the application was refused due to it incorporating land that was deemed Green Space. The design of the house in the present proposal is almost the same, so should also be considered acceptable.*

*The remaining point of dispute would thus be if the land should support two small properties or one larger one. The usual cohort of objectors are keen to insist that two small properties is the only form that should be permitted, quoting that originally "Ham Manor Estate planning approval provided for bungalows to be built in Ham Manor Way".*

*This deserves to be viewed now in light of the actual current status quo in the road, which is that there are roughly equal numbers of bungalows (smaller houses) and larger houses, some in fact considerably larger than that proposed in this application, and that there is a continuous run of seven larger properties from Ashurst northwards which includes the land in this application. There is therefore clearly a precedent for this scale of property, which would in fact be entirely in keeping with its immediate neighbours.*

*It is also pertinent that almost without exception, all the existing bungalows in the road have subsequently been extensively enlarged, often virtually obliterating any spacing between adjacent properties. The same is likely to happen in due course should two bungalows be built here. In my opinion this significantly and adversely affects the street scene, and I would far rather see a more substantial property with generous spacing from its neighbours, as in this application, which I therefore support.*

*Yours sincerely,  
Patrick Russell*

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](http://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