

Lee Newbon
Badgers,
Ham Manor Way,
Angmerin,
West Sussex
Bn164JQ

Your Ref: OWPC22131
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

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 10th April 2019 which has been recorded as '**an objection**' with the comments as follows:

The Planning Inspectorate through Mr. J. Ayres recently issued a ruling dismissing an appeal on this site for an almost identical house of similar size, on a plot that was over twice the size. The main issues he said, were whether the appeal site is a suitable location for the proposal and the effect on the character and appearance of the area.

He went on to say, Dwellings tend to occupy generous plots and are set a comfortable distance from the road. He comments further, development should follow the character of the existing built form and should integrate with development and the landscape setting. He dismissed the appeal.

This application is for a large house on a small plot set forward that will dwarf the bungalows opposite. It is a totally out of keeping with the houses around it and clearly leads at some stage in the future to a house of similar size being built on the adjoining plot next to it. It continues to be everything Mr Ayres found and rejected in the recent appeal and it so clearly demonstrates the applicants failure to take notice of Mr Ayres comments. I am clear that the recent findings by My Ayres call for a far more sympathetic design in keeping with the bungalows and chalet bungalows opposite.

I respectfully ask for this application to be rejected.

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