

Charles Wiggins
Thatchers
The Thatchway
Angmering
BN164HJ

Your Ref: OWPC22970
Our Ref: A/45/19/PL 09-04-2019
Please ask for:
Andrew Wood

15th May 2019

Dear Sir/Madam

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

Demolition of existing buildings (car show room, workshops and Phares Courtledge) and erection of 19 dwellings, a convenience store, a community building, public toilets and associated car parking and landscaping - This application affects the character and appearance of the Angmering Conservation Area.

Bmw House, Chandlers Garage Ltd Water Lane Angmering

Thank you for your internet representation made on 14th May 2019 which has been recorded as '**an objection**' with the comments as follows:

I object to the development, as I believe it is contrary to the adopted Arun District Local Plan policies: -

*D SP1
D DM1
D DM2*

The applicant has not reflected the local character of the area in particular the scale of buildings and design as follows: -

Plots 1- 5

This block is the best example of bulk scale and materials used the ridge heights need to be reduced by 750mm and a break in the block between plots 4 and 5 to allow further glimpses into the courtyard beyond will much improve this important street scene and bring the scale of the properties more akin with the High Street.

Parish Offices

The vertical emphasis to the front elevation, makes the side elevation become a large expanse of wall which is hard to soften even using timber boarding, it will make the footpath (which assume is public) alongside "Eachways" harsh and over bearing and detract from the character of the existing property.

Reducing the height of the building and possibly creating the entrance to the Parish Building on the side elevation (abutting the footpath) would create a sense of place and improve the elevation allowing the front elevation fronting the High Street to be softened.

Plots 6

This is an important building, drawing you into the development from Water Lane and needs to be redesigned, the relocation of the bin store allowing the ground floor to be used as accommodation will allow this building to take on more of a "gatehouse" feel and reflect in the elevation the local village character. The incorporation of the carports would work

well with this concept.

Plots 7-11

These are of poor design and do not reflect the character of the village center, the removal of the roof accommodation is required. I accept the ability to create "rise and fall" within the scheme and additional height in this block is possible this should be done with use of conservation veluxes. I am not of the opinion two and half storey is acceptable in this location.

Plots 12-16 and Retail

The gable ends adding vertical emphasis creates an over dominant building, that is out of place in the street scene when read together with the overall development. It needs to be more subservient, this building should be no more than one and half storey high with use of dormer windows on the side elevations and conservation veluxes.

Plots 17-19

This block feels awkward, poorly placed and out of keeping, perhaps a single storey building accommodating a more modest Parish Office would be appropriate utilising the public parking area proposed nearby and a gateway building into the village?

If the current building is to remain it requires considerable reduction in height.

This site is of significance importance to our village, and the impact of this development will change the feel and character of the area. It is an opportunity for us to create a scheme, which enhances our community, and I feel the current design falls short of achieving this.

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