

4th June 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 3rd June 2019 which has been recorded as '**an objection**' with the comments as follows:

The significance of Angmering square onto which most of the development fronts is comprised of very simple building forms and detailing and of a variety of materials and ages. The proposed development lacks the quality of design and potential detailing necessary to preserve and enhance that significance. The terrace of buildings fronting the High Street need simplification in appearance but with attendance to very high quality finishes and detailing. For example the hoods over the doorways and ground floor windows are not really appropriate. Some of the remaining proposed building appear to be ill proportions and lacks detailing of fenestrations the proposal therefore detracts from the character and appearance of the Conservation Area and the setting of the adjoining listed building and conflicts with NPPF 2018 Paragraph 192 (heritage assets - includes Conservation Areas), Paragraph 127 (design quality) and Arun District Local Plan 2018 Policy HER DM3 (Conservation Areas), Policy HER SP1 and Policies DSP1 and DDM1 (design quality)

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