

Thomas Brewis  
Roans, Water Lane  
Angmering  
West Sussex  
BN16 4EJ

**Your Ref:** OWPC26709  
**Our Ref:** A/54/20/HH 02-04-2020  
**Please ask for:**  
Zac Denton

5th May 2020

Dear Sir/Madam

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

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Proposed conversion and extension to existing garage into ancillary accommodation, new driveway to front of property. This application affects the character & appearance of the Angmering Conservation Area.

Ariston Water Lane Angmering

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Thank you for your internet representation made on 4th May 2020 which has been recorded as '**an objection**' with the comments as follows:

*4. The plans do not mention creating a firewall between the proposed ancillary building and the adjacent garage owned by Roans, nor do they show electric, water and waste arrangements.*

*Until more detailed plans are submitted that provide evidence that a firewall will be created and appropriate arrangements made for electricity, water and waste that do not impact upon either the garage belonging to Roans or the site belonging to Roans, I object on the grounds that insufficient information has been provided to allow for an informed decision.*

*5. The submitted plans do not include sufficient detail to provide confidence that the integrity of the garage owned by Roans, and attached in whole to the garage owned by Ariston (that is to form the substantial part of the newly created ancillary accommodation) is protected. I can see no mention in any of the submitted planning application documents that suggest that the applicant gives a commitment to undertake any works required to maintain that integrity and make good any damage or deficit caused through the construction.*

*6. Regarding the CIL document submitted: I note that in section 4 Liability for CIL the applicant has selected the "No" option; however this application does include the creation of a new dwelling (annexe) through conversion of a building that is not a dwelling; the existing building is a garage.*

*7. Regarding the Design and Access Statement submitted: I note that in section 9.2 Access to and within site the applicant has stated that the existing parking strategy will remain unchanged, parking to the rear; this arrangement is currently enjoyed through an agreement which is based on the building being a garage - i.e. a building with vehicle access.*

*I object to the assumption that the continuation of the current parking agreement that is in excess of the Rights of Way be included in this application without clarification that it is subject to change.*

*8. Regarding the Application Form submitted: I note that in section 9 Site Visit the applicant has stated that the site cannot be seen from a public footpath; the site is visible from an adjacent footpath running to the east of the property.*

*9. The application does not explain how access for construction workers, their vehicles, storage of construction materials and waste will be managed. The site is small and all the boundaries of Ariston are adjacent to a car park owned by The Lamb Inn.*

*For the avoidance of doubt the land owned by Roans may not be used at any time before, during and after construction for any purpose save that which is permitted, i.e. access by the owners of Ariston to their garage (and to park their private vehicle under current agreement). Specifically, when considering this application the planning officers and committee are asked to consider seeking explanation as to how this aspect of the proposed construction is to be managed. The officers and planning committee must be aware that the land owned by Roans may not be used at any time for the purposes of storage of construction materials, waste skips or access by construction personnel and their vehicles, and this must be made a condition of any agreement to the planning application.*

*Kind regards, Thomas Brewis*

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