

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

Your Ref: OWPC26708
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

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

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

Dear Sir/Madam,

Re: A/54/20/HH

With regards to the planning application as referenced above, I am writing to express objections to some aspects of the application as it currently stands. I believe that these can be addressed to the satisfaction of all parties concerned and am prepared to enter into a negotiation with the applicant to agree a solution in order to support a revised application but until that is achieved, I wish my objections to be taken into account when making the decision regarding this current application:

1. The application is not specific about the status of the land owned by the neighbouring property, Roans, and the permitted use of that land by the owners of Ariston. The land is wholly owned by Roans and the owners of Ariston have a right of way over the land to the garage owned by that property; they do not have any rights to park on this land or use it for any other purpose. An agreement is currently in place between myself, as the owner of Roans, and the residents of Ariston that they may park their car in front of their garage; however, this agreement is subject to revision at any time and may not be honoured by any future owner of Roans. It cannot, therefore, be relied upon.

The proposed conversion of the garage into ancillary accommodation effectively removes the requirement to provide a right of way for vehicle access.

The plans submitted in respect of the application show a door and window on the east wall opening onto the land owned wholly by Roans; this would seem to suggest that the resident of the ancillary building (I have been advised by the applicant that the intended purpose of the ancillary building is to provide permanent accommodation for a relative) intends to use the land owned by Roans to access the newly created ancillary accommodation.

The plans do show that another door access is to be provided that allows for the resident of the ancillary accommodation to enter and leave via the garden area of Ariston and this is in keeping with the intended purpose of ancillary buildings; this door negates the requirement for a second door onto the land owned by Roans.

Although the current intended purpose of this ancillary building, as described to me by the

owners of Ariston, is to accommodate a relative, I have concerns that by constructing the building in such a way as to allow completely independent (from Ariston) access to the building, it has the potential to become a separate dwelling by stealth.

I object to a doorway on the east wall that will provide direct access onto land owned wholly by Roans being included into the construction.

2. Further to the above, the window on the east wall next to the door as described above will significantly reduce the privacy of the owner of Roans as this will look directly onto its private land.

It cannot be assumed that this land will not be incorporated into the garden area of Roans in the future.

I object to the window sited on the east wall of the proposed ancillary building.

3. The plans show that the existing flat roof shared by both garages will be replaced by an elevated section on the new construction; however, the plans do not appear to provide for any guttering that will drain surface water away from the elevated section to be captured within the boundaries of Ariston, instead implying that it will fall onto the flat roof of the garage owned by Roans.

Until revised and more detailed plans are submitted that demonstrate appropriate guttering is included I object to the change from a shared flat roof to one with an elevated section on the ancillary building.

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