

James Mimpriss
Helios
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

Your Ref: OWPC23465
Our Ref: A/55/19/PL 30-04-2019
Please ask for:
Mrs A Gardner

17th June 2019

Dear Sir/Madam

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

Construction of 1 No. new two storey house (resubmission following A/31/19/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.

Land between Ashurst and Badgers Ham Manor Way Angmering

Thank you for your internet representation made on 13th June 2019 which has been recorded as **'an objection'** with the comments as follows:

I object to A/55/19/PL for the same reason as A/31/19/PL with few additional material reasons.

The proposed property is too big in itself for the plot size bearing in mind it's one of two units, Street scene and Build form. It claims it the same area as Badgers but on a much smaller plot. Arun's recommendation report , A/31/19/PL, reference design quoted the following " However whilst the design of the dwelling is considered acceptable the proposal would adversely affect the character of the area and is therefore contrary to policy." This is the same property design and size as the refused A/31/19/PL

Existing dwelling in front and to the SW of this proposed development are bungalow/chalet bungalow style properties on similar sized or larger plots, this was the desired Street scene during the original 1950s planning permission granting. On the Arun files, a letter can be found dated 25th January , 1957 for plan No. A/2/57 second paragraph states " East Drive , which is the main entrance to the golf courses, on this plan, to be entirely two storey dwellings, and two areas have been reserved for bungalows of individual designs on 50' minimum plots on Manor Way. This is, of course, an area in which bungalows have been approved and built in recent years." Please see attachment enclosed.

As shown on the submitted plan drawing, drawing number 1202.02.c, the proposed property is positioned a long way forward of the historical build line which can be seen from aerial photo's on Google map. On both sides of Ham Manor Way there is a defined line where properties are not built in front of. This again demonstrates the property is too big for the plot size whilst trying to gain a back garden.

In the design and Access Statement supplied by the developer it states under the title AMOUNT " the additional plot to the South will be used as garden to the proposed house" This offers neighbouring residents no protection or any guarantee in the future that a similar sized house could be built, dramatically changing the street scene. If this application is approved a 106 agreement should be undertaken to remove the southern building plot as an acceptance of a bigger form of property that was not initially intended with the original design of the estate.

In the same document under NEIGHBOURHOOD CONSIDERATION it states there are no side facing first floor windows, if planning is allowed then this should be enforced on the permission for both first floor and ground floor to prevent overlooking neighbours to the SW and NE with a material change later.

This new property would completely spoil the existing well established street scene of Ham Manor Way and would spoil the look of the immediate area (HD5 and DDM1) and I would ask you respectfully to reject this new application on what is now local green space.

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