

Lee Newbon
Badgers
Ham Manor Way
Angmering
BN16 4JQ

Your Ref: OWPC19389
Our Ref: A/87/18/PL 30-05-2018
Please ask for:
Mrs A Gardner

25th July 2018

Dear Sir/Madam

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

Erection of 1 No. detached 2-storey, 5-bed dwelling with attached double garage (resubmission following A/176/17/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.

Land Between Badgers & Ashurst Ham Manor Way Angmering

Thank you for your internet representation made on 25th July 2018 which has been recorded as '**an objection**' with the comments as follows:

The application proposes a large single dwelling with gaps either side that will look out of context within Ham Manor Way. It will also leave the northerly plot next to Badgers free for further attempts to build upon it. I am convinced the applicant will continue to seek permission for a second house of similar size next to Badgers if permission is granted for A/87/18/PL. This will effectively destroy your previous ruling for this site.

This application invades the green space policy and Arun have already refused building on this plot for that reason.

The applicant has permission granted for two plots in the 9th tee area under A/212/17/CLP. Moving into green space outside of this application should clearly be refused on policy grounds.

By refusing this application Arun will have two homes built on the site on smaller plots that will be more in keeping with homes opposite.

On this part of Ham Manor Way the proposed plot is far too deep and will look totally out of context when compared with the plot line from the tip of Ashurst back garden to the tip of Badgers.

It is also far too deep in comparison to the two plots that have been approved and will look extremely odd.

Finally the application is not in line with the Angmering Neighbourhood Plan 2014-2029 which is supported by 96% of Angmering residents.

I trust you will continue to reject applications on this plot and keep to the agreed smaller development of two homes you have already confirmed subject to planning.

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