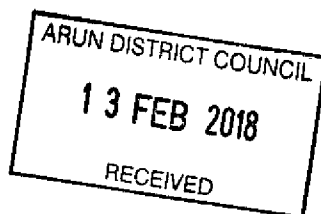


Russetts,
High Street,
Angmering,
Littlehampton,
West Sussex,
BN16 4AE



Development Control,
Arun District Council,
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

10 February 2018

FAO: Mrs A Gardner, case officer

Reference: A/18/8/PL for Application for Variation of Condition 2 imposed under A/173/16/PL to read "the development to be carried out in accordance with the following approved plans ADC962/04 REVA, ADC962/13 & ADC962/14 relating to revised position of rooflights on east, north & south elevations. This application affects the Character & Appearance of the Angmering Conservation Area at Land Rear of 1 To 6 The Cottrells Angmering

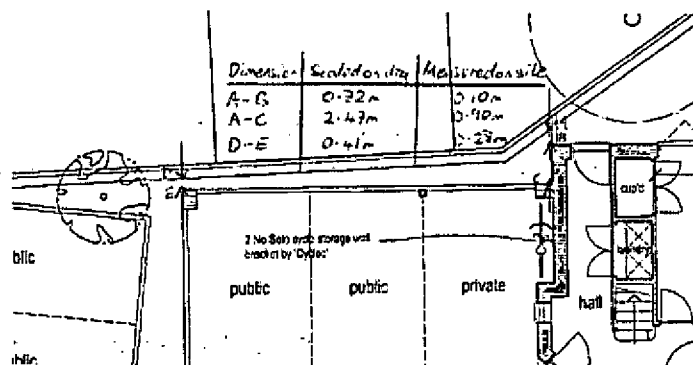
Dear Sir,

I write in connection with the above planning application and wish to object strongly to several points and request that you carry out further investigations before allowing the agent to resubmit a revised submission.

Siting

The construction has not been built to the approved plans or the submitted plans.

The image below is a scan of an A3 print of the drawing ADC962/04 REVA from which I have scaled key distances between the low block boundary wall and edges of the new building. Against these I have listed the actual distances measured by a Rackhams Chartered Surveyors who carried out a site survey on 2-3 January 2018 with the permission of A M Homes Sussex Ltd.



You can see that the building has been built incredibly close to the boundary. It is now impossible for us to maintain our timber framed garage from our land. It also adds to the visual overpowering impact of the new building when viewed from our garden.

I appreciate that ADC must provide some leeway for siting but this should be centimetres not metres for a building this size. Any distance greater than 25cm is surely an example of incompetence or a deliberate action.

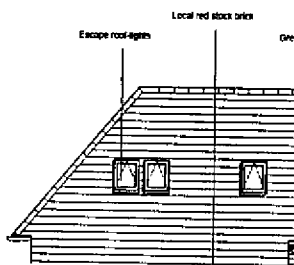
We instructed the surveyor to only measure the elements close to our boundary. I request ADC obtain an accurate set of detailed building plans, establish if they match the approved and submitted plans and carry out a visit to verify my measurements and also establish if the building has been built bigger overall.

I request that these parts of the building on the northern elevation that have been built incorrectly are demolished and rebuilt according to the plans.

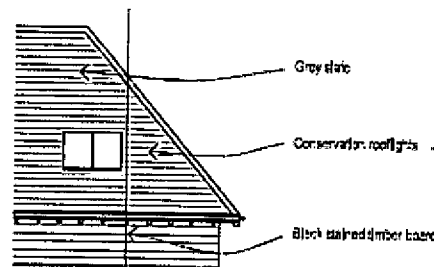
Fenestration

The image below is taken from drawing 02 REVC for application A/173/16/PL and defines the rooflights as "Escape roof-lights". I interpret this as a window that is not designed to be openable on a day to day basis. I assume they were described as this to reduce the impact on privacy for the neighbours.

Drawing 02 REVC (A/173/16/PL)



Drawing ADC962/14 (A/8/18/PL)



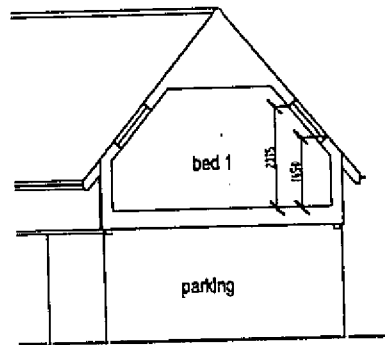
Alongside is an image from the submitted ADC962/14. The rooflights that have been installed are described as "Conservation rooflights". When viewed from the ground, they appear to be standard Velux windows and we have seen that they can be easily opened (by the builders during construction). This has improved the quality of the building materially and reduced the privacy for the neighbours.

I request that the installed openable Conservation rooflights are removed and replaced with Escape roof-lights as in the approved plans.

I understand that ADC's guideline distance from the internal floor to the the bottom edge of rooflights is 1.7m. The granted plans define 1.5m.

I do not understand why this building was given special permission to break this guideline.

The image below is from drawing ADC962/14. The distance of the installed window shown is 1.45m and the application is seeking permission for this, a full 0.25m lower than the guideline.

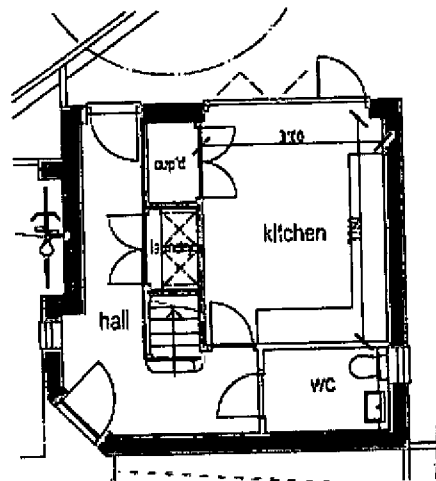


I request that ADC measure the other windows to ensure they have been built to 1.50m and reject this application for those built to 1.45m.

The view from Bedroom 1 overlooks our property and has approval for a rooflight with the bottom edge 1.5m from the floor. As I write this, sitting in our kitchen, I have a direct line of site to this window. **I request that the glass in this rooflight be frosted to preserve the privacy of us and the occupants.**

Internal layout

The rejected plans A/162/16/PL identified the kitchen upstairs and a Bedroom 3 downstairs. The submitted plan matches the original two bedroom layout with the kitchen upstairs but the building has been built with a new internal corridor and access door next to the french windows (see image below). This is very appropriate if a Bedroom 3 is downstairs.



I spoke with Tracey Headley-Smith following her site visit in December 2017. She confirmed that the plumbing for the kitchen upstairs has already been installed.

I believe that there is a high likelihood that once the building has been signed off by ADC, the developers will reconfigure the interior to match the rejected plans. The significance of the additional Bedroom 3 is that this brings a high possibility that the occupants will have another car and this will need to be parked in this already very congested neighbourhood. Naturally a three bedroom property will have a higher sell price than a two bedroom one.

I request that a clause be placed on the new building requiring planning permission to be required for any modifications to the internal layout. If you do not do this, the planning process will have been

little more than a paper exercise and hoop for the developer to jump through but letting him build whatever he wanted.

Boundary wall

The approved plans state the low block boundary wall will be demolished and replaced with a fence. This work has not been carried out yet. The submitted plans restate this.

Once construction started and we became alarmed at how close the building was to the boundary, we investigated the ownership of the boundary. After some communications with the developers, we employed Rackhams Chartered Surveyors to review our deeds and carry out a site visit. **They have concluded that the low block boundary wall belongs to Russetts in its entirety.** The developers therefore have no right to demolish, touch or modify the wall without our permission (which we have not granted). They have already demolished a short section of it and applied plaster along the length of it.

I appreciate that the approved plans state that it should be demolished but suggest that ADC granted that permission because A M Homes Sussex Ltd presented the wall as belonging to their site. This is yet another example of their unprofessional and inconsiderate approach to the planning process and construction that they didn't bother to check something as fundamental as the boundaries.

We are pursuing this boundary dispute outside this planning process as it is a civil matter but I request that you consider this new information and remove the requirement to demolish the wall.

Thank you for your time to read and consider my letter of objection.

Yours faithfully

Alex Marshall

Copy to Planning, Conservation & Development Committee, Angmering Parish Council