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5 The Cottrells
Angmering
Littlehampton
West Sussex
BN16 4AF

FAO: Mrs A Gardner
Case Officer
Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



19 February 2018

Dear Mrs A Gardner

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

Location: Land Rear of 1 to 6 The Cottrells, Angmering

Dear Mrs Gardner

I write in objection to the above planning application and request that you carry out further detailed investigations before allowing the developer to resubmit any revisions.

Inaccuracies and Inconsistency on Plans

Ref: Drawing ADC962/14: Elevations and Sections:

The application wording is misleading, the wording references only the roof light locations whereas the drawings and current construction also show a major deviation from the approved plans.

The elevations on this drawing are conflicting - they differ in their representations of the construction of the roof on the South Elevation. The West and East elevations on this drawing show a hip end on the roof that forms the south elevation as does ADC 962/13. The south elevation drawing however shows a barn end. The building that has currently been constructed shows a barn end so it can only be presumed that this is the developer's plan.

I object strongly to the barn end. It is totally unacceptable, it has a dramatic and negative affect on mine and other properties. It is overbearing, out of keeping with its environment and is an attempt by the developer to build a bigger accommodation. I am beyond words as to how such a fundamental variation to the approved plans has taken place.

The below photographs taken from The Cottrells road, the shared alley way at the rear of No.s 1-5 of The Cottrells and from ground level and first floor level on my property. They show the towering and domineering nature of the building under construction.

Although I am not an architect or surveyor, I do not believe that the currently constructed roof ridge and the current west elevation window position would allow for a hip to be constructed without the roof and guttering overhanging my property. To achieve the hip end I believe the roof ridge needs to be reduced.

The below photographs also demonstrate the domineering nature of the whole development. It is shoe horned into a small site, I have to ask how is it that a two bedroomed apartment has the appearance of being larger than the neighbouring five two / three bedroomed houses? This has an adverse impact on the neighbouring properties and blocks light from some of the properties including those stretching beyond the new development's boundaries.

I request that the roof is taken back to the hip end the original approved application (A/173/16/PL) and the positioning of the building to be considered so that there is no overhang over the site's boundaries and all future maintenance can be achieved from within the site itself.

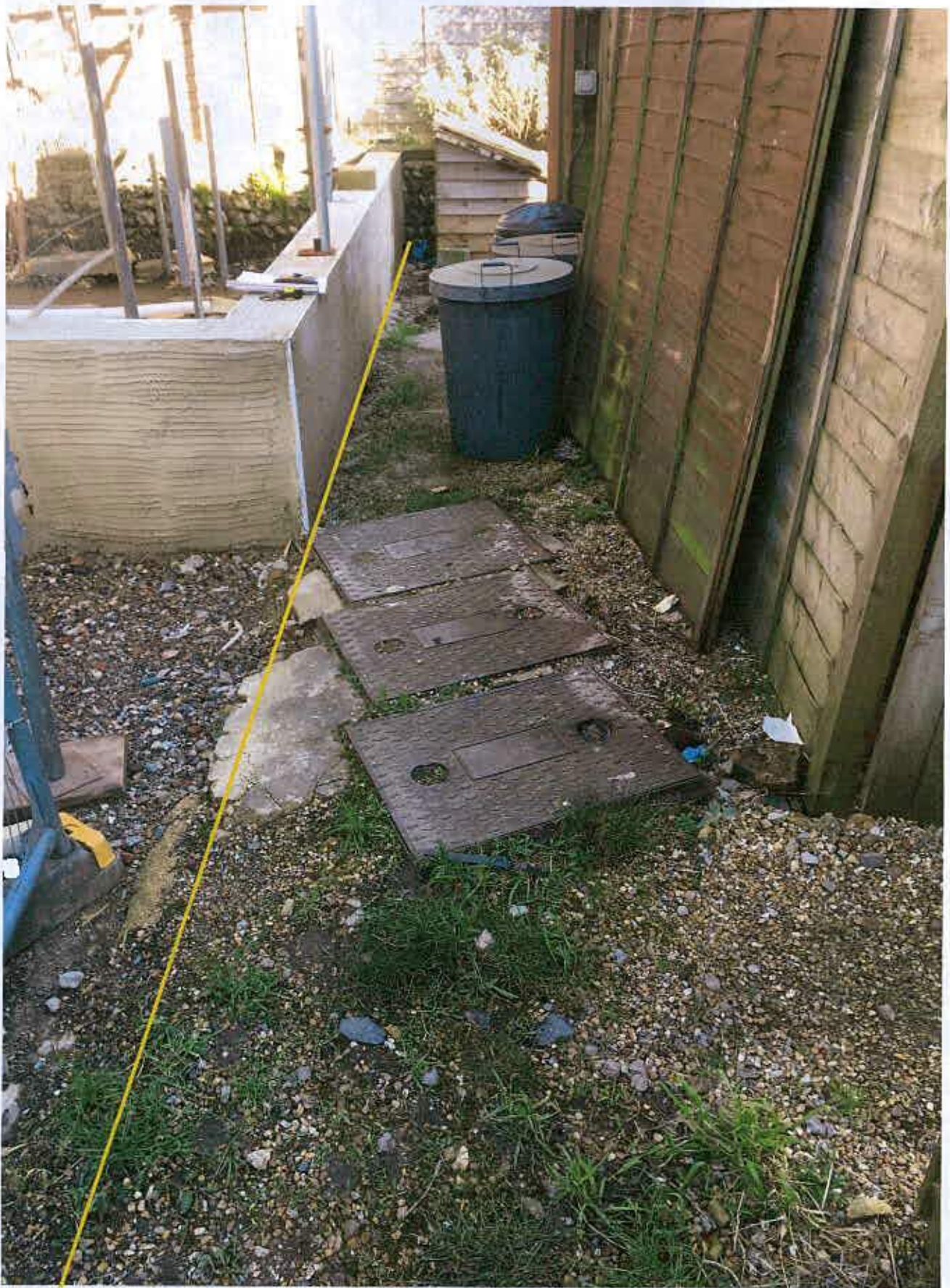


Siting of the Building

I am believe that the wall adjoining my property (on the south side of public parking space labelled 7 on the plans) has been built larger than on the submitted plans, at the wrong angle and is contravening building regulations by obstructing access to man hole covers for drains that connect to properties 4,5 and 6 The Cottrells.

Although I am not a surveyor I have taken measurements from the submitted plans and compared them with measurements I have taken from the site. I found the wall on site to be 5.45m whereas using a scale rule the





wall on the plans show it at 5m. I therefore question if the building has been positioned differently to the positioning shown in the submitted plans. These may seem like small measurements but on a plot this size they are significant.

The above photographs show that the new wall has been built beyond the boundary of the original boundary wall. The man hole covers shown were previously surrounded by concrete. The photographs show how the builder has broken this concrete surround and the new wall is built so close the the man hole covers it is

touching one of them. The alleyway is narrow and as can be seen in the photographs the the situation can not be solved by moving the drain covers away from the wall. There is insufficient space as they are already close the the boundaries of the existing properties.

As the location of this wall and its measurement appear inaccurate I question if there are other errors on the site.

I request that all of the measurements on the plans are checked against the current construction before any decisions are made on the current application and the wall rebuilt so as to not obstruct the drain covers. I also request that the angle of the wall is checked.

Windows

I request that all the windows are removed and replaced with the escape roof lights on the agreed plans and are positioned according to the agreed plans.

The building has been fitted with windows not the approved escape roof lights. This gives the windows a more domineering appearance and is not in sympathy with the conservation area. The approved plans section illustration show the lowest point of the windows to be 1.5m from the internal floor, the submitted plans drop them to 1.45m from the internal floor. This means that we can see directly into the property, indeed I have spoken to the builders working in one of the windows from my upstairs window. Clearly when the property is occupied this would compromise the surrounding properties' privacy. All along we have been told that the occupiers will not be able to look out of these windows, clearly this is not the case at all.

Internal layout

The internal reconfiguration allows for the potential rearrangement of the rooms to increase the overall accommodation in the dwelling. The creation of a downstairs corridor and stairs external to the kitchen facilitates moving the kitchen upstairs and creating a third bedroom downstairs. I believe that it has already been confirmed with Building Compliance that the plumbing has been installed upstairs for the kitchen.

The creation of a third bedroom will bring with it the extremely high possibility of the residents having at least two cars putting pressure on the already congested local area with overspill inevitable into the surrounding neighbourhood and conservation area. The developer has continuously tried to turn the property into a three bedroom development and these plans were rejected.

I request that any current or future internal layout alterations to the premises be subject to planning approval.

Timber posts

The plans also deviate from the approved plans by showing red brick and not timber posts. These are currently industrial style steels so:

I ask you to seek confirmation of how the supporting posts are to be finished and that the conservation officer is consulted.

Landscaping

The developer had to submit considerable landscaping plans in A/64/17/DOC. which were approved. These plans are quite extensive and cover the planting of shrubs. My simple question is this - how is this to be achieved when the site was formally a workshop and then completely covered in tarmac to create the car park ? Indeed the contractor had considerable problems breaking up the tarmac surface and drilling for piles during the construction. I therefore think this shows yet another attempt by the developer to mislead, submitting attractive window dressing plans for the site that are unsustainable and unviable.

I ask that the developer is requested to explain how these approved landscaping plans are to be implemented and sustained as their current performance does not inspire trust to follow approved plans

This development has been difficult from its instigation, and it is a sorry state of affairs where the process has caused much anguish and stress to local residents, not to mention the cost of having had to seek expert counsel to challenge Council Officers' misreading legal documentation about the site.

It perplexes me that the only consistent things about this development are its inconsistencies.

Thank you for taking the time to read my letter and consider the points I raise.

Yours faithfully

Alison Driver

Cc: Cllr. Dudley Wensley, Cllr. Paul Bicknell, Cllr. Andy Cooper,
Conservation & Development Committee
Angmering Parish Council