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From: Niklas Grundstrom [REDACTED]

Sent: 05 March 2018 16:26

To: Anita Gardner; [REDACTED]

Subject: Objection to planning A/18/8/PL

Please find attached my objection letter to planning application A/18/8/PL. I would like to note that despite the current inaccuracies to the building, work is still ongoing unabated.

Best regards,
Niklas Grundstrom

4 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

5 March 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:

Further to the farcical approval of a dwelling which must surely be unique in the entire Angmering area, especially within a conservation zone, the current building is not consistent with the plans submitted to the ADC on a number of issues; these include a barn end instead of a hip end as per the original plans. The barn end lends the property an overbearing quality, blocking out the light and also ensuring that the property itself has more usable space, which was undoubtedly its intent. For the builder and contractor to arrive at this it must have been planned as such from the onset with the intent of deviating from the plan as the roof joists arrived prefabricated. As such, the contractors would have been working from a completely different set of plans to those submitted to the ADC.

Furthermore, the entire building is not in the correct location, something which I pointed out in an email to ADC Planning on September 15, 2017. In my email I pointed out that the builders had stated to residents that they did not intend to follow the plans. This was obviously ignored by the ADC as work has proceeded since then until its current state,

including a wall which encroaches onto land belonging to No 6. Once finished, parts of the property will overhang the neighbouring properties, something which was not evident on the original plans. Again, for this situation to have arisen there would have been a conscious decision to not follow the plans but to incrementally increase the footprint of the property where possible in all directions.

The windows of the building were supposed to be rooflights, but instead are straight windows. From our property we can see straight through the building, and presumably the residents there will have an unhindered view straight into our house. As the windows are consistent with neither the submitted plans nor the conservation area, will they be forced to amend these?

I also understand that contrary to the plans, and observing the work going on, plumbing has been installed for a kitchen upstairs, not downstairs as per the submitted plans. Again, this shows that the builder had no intention of following the submitted plans and relied on the inaction of ADC to circumvent this and thus construct a larger dwelling. This will have further impact on the occupancy of the property.

By having the building in the wrong location, the ADC refuse services are also finding themselves unable to collect the refuse. I believe the Council has already inspected this and as such is already aware of the issue.

Further issues

Apart from the issues raised above, there have been a number of other issues with the construction of the property. For instance, scaffolding was erected on land not belonging to the building without seeking prior permission. This made the alleyway behind our property almost impassable, especially when combined with the foot deep trench they dug. When I raised this with the Council via email on November 13 I was advised to raise the issue directly with the contractor. When I did so I was verbally abused although the scaffolding was subsequently moved but it now hangs over my property. The scaffolding has also resulted in damage to the concrete around the drains belonging to number 4, 5 and 6. When I mentioned this, the builder said they would "obviously" be repaired, but this has not yet happened.

The site itself has not been cleared of rubbish and building materials for a long time and as such is both an eyesore and a fire hazard not mention a health and safety issue for the workers, and once the weather improves a potential rodent infestation area as there are large amounts of insulation lying about.

It also remains that the building itself is incredibly overbearing and in complete contrast to the rest of the area. It has the appearance of being shoe horned in to an empty space, which is exactly what it is and once finished will be an eyesore for the entire area. The cottages in the Cottrells have stood for over a hundred years and to introduce this building into the middle of the area was a mistake from the start. Its construction has caused me and my family much stress and inconvenience, not least from having to argue with the Council itself over misread legal documentation, finding us at odds with the builders and the whole sense of community which existed prior having been torn away.

As the developer is evidently intent on not following the approved plans, I ask that that the Council explains how they intend to ensure that the plans are followed, that the current inaccuracies are not approved but corrected, and that the constant submitting of new plans leading to us having to object time and again is discouraged and that they stick to their original plans. It is obviously the strategy of the developer to push through with any changes and seek retroactive permission for these when found out, relying on the apathy of the residents and the planning committee. I therefore ask the Council to answer how any future issues regarding the planning compliance will be dealt with.

In summary, 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.

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.

All the windows are removed and replaced with the escape roof lights on the agreed plans and are positioned according to the agreed plans.

All current or future internal layout alterations to the premises be subject to planning approval.

The development itself be subject to a complete inspection to ensure that all plans are being followed and subject to future inspections.

The site be cleared of rubble and discarded building materials.

The developer explains to the ADC how the property came to deviate so massively from the original plans.

Yours sincerely,
Niklas Grundstrom

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