

## Bronte Welham

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 07 March 2018 08:33  
**To:** Planning Scanning  
**Subject:** FW: Reference: A/18/8/PL - The Cottrells  
**Attachments:** AD Letter of Objection 5th March 2018.docx

-----Original Message-----

From: Anita Gardner  
Sent: 06 March 2018 14:24  
To: Planning.Responses  
Subject: FW: Reference: A/18/8/PL - The Cottrells

Please treat as a rep

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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-----Original Message-----

Sent: 05 March 2018 23:28  
To: Anita Gardner  
Subject: Reference: A/18/8/PL - The Cottrells

Dear Ms Gardner

Please find attached my letter of objection to the above planning application for the land behind 1-6 The Cottrells, Angmering.

I look forward to your response.

Kind regards

Jane Runacres

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**

05<sup>th</sup> March 2018

Dear Mrs 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**

I am writing to object most strongly to the above planning permission and ask why there has been no halt put on the work while the blatant planning infringements are rectified?

### **Inaccuracies and Inconsistency on Plans**

Ref: Drawing ADC962/14: Elevations and Sections:

The application wording appears very 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 cannot object strongly enough to this barn end. It is completely different to the original plans and it is obviously the intention to surreptitiously gain internal space. This building can only be described as an eyesore and makes our and our neighbours gardens almost blocked in and is so overbearing that it makes the gardens unpleasant places to be. Nobody could possibly fail to see the horrendous impact that this has on the local environment. It is completely and utterly out of character with the rest of the area. Several properties are also severely affected by loss of light.

When the building was first being constructed builders told me that the building was deviating from the plans and it appears that the intention has always been to ride roughshod over the planning permission and local residents

**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. .**

The below photographs are taken from the bathroom of our property and from the garden. They show the totally unacceptable impact that they have on ourselves, our neighbours and the local area.



**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.**

I would also like to draw your attention to the back access to our properties and the drains. Originally there was a wall separating the car park from the alleyway. There are 3 drains which were surrounded by concrete. The wall was taken down and the concrete broken. When we queried this with the builders we were told that they would rectify the broken concrete. However it now appears that they have built a wall right up to the drain cover making this impossible. This surely means that they have measured the wall incorrectly and moved the boundaries outwards again flouting the planning permission.

### **Windows:**

It appears that the windows are not merely escape roof lights as on the plans but much more overbearing. I am also extremely concerned that they are much lower than the plans stated. This gives the occupants a clear view directly into my young daughter's bedroom affording her no privacy and we have clearly seen people moving around in the building and looking out of the windows directly into her bedroom. This picture is taken from my daughter's window. It also appears that the windows are not those that would be approved for a conservation area.



The ridge tiles in view also do not appear to be those that would be approved in a conservations area.

**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.**

## **Internal layout**

The internal changes mean that the rooms can be moved around and internal space increased. It seems that they are intending to have a third bedroom. I understand that the plumbing has already gone in even before approval and that the kitchen has been put upstairs. Planning permission for a 3 bedroom property on this site was categorically turned down. An additional bedroom would mean most likely extra cars in an area where parking is already an extremely serious issue. Yet it seems that the builders have yet again gone ahead with these changes already in direct contradiction of the current planning permission.

## **Timber posts**

The original plans show timber posts. They are currently industrial steel more in keeping with a modern building and not at all in keeping with the conservation area.

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

## **Landscaping**

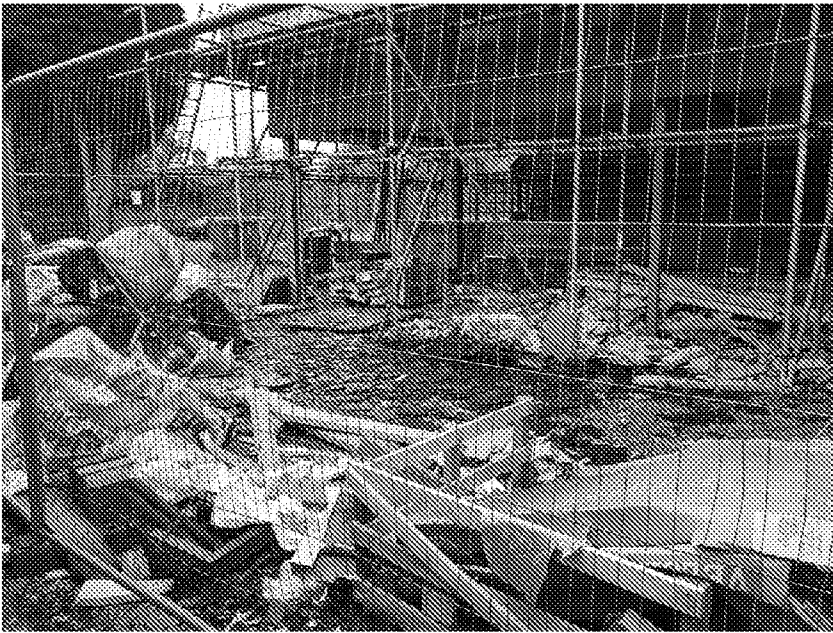
The developer intended to plant a considerable number of plants and shrubs in the back garden. Yet the space assigned for this is tarmac and it would be nearly impossible to make an area that would sustain such plants and the developer must have known this. It seems to me that this was a blatant attempt to make the plans of the building seem more amenable.

To conclude this letter there are several questions that I would like direct answers to:

1. Please can you clarify that the windows and ridge tiles are not those that would be allowed in a conservation area.
2. That the measurements of the rear wall are incorrect and the drains are now at risk of damage. Please can this be measured against the original approved planning?
3. Who will be responsible for the cost of the upkeep of the car ports and area below the building?
4. Why has the works not been stopped while these blatant infringements of the planning permission are discussed and rectified?

This build has been problematic from day one. The apparent contempt for the planning permission is staggering. Indeed visitors to The Cottrells including builders have expressed incredulity that this was every allowed to be built in the first place. It is very concerning that the developers seem so certain that their changes will be approved as they are still building. The builders have been at best inconsiderate and at worst abusive to the people. They also seem to have no consideration of health and safety. Indeed when they first dug the foundations they left deep holes uncovered and unfenced for several days. They also dug a trench outside their fencing which in a dark alleyway was easy to step into causing injury.

Below is the picture of the state that they regularly leave the site in. It perfectly shows the attitude of both the developers and the builders.



I urge you to look into this matter and request that you respond to all my questions at the earliest possible opportunity.

Kind regards

Jane Runacres

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

