

1 The Cottrells
Angmering
Littlehampton
West Sussex
BN164AF

FAO: Mrs A Gardner
Case Officer
Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN175LF

7th March 2018

Dear Sirs,

I am writing in objection to application A/8/18/PL for the land behind 1 – 6 The Cottrells.

The developer has built a building with a completely different roof elevation and pitch to those approved. The approved plans show a hip end on the roof facing the rear of 5 The Cottrells, however a barn end is what has been built. This gives an overbearing presence to the property, blocks light to the surrounding gardens and doesn't fit in with the local houses. This barn end has been installed with the aim of increasing the internal space available and benefits The Cottrells or the conservation area in no way. The pitch of the roof is much higher and steeper than the original plans, again to the benefit of the developers and the detriment of the road, resulting in a much larger and more imposing building than the homes surrounding. I would also like to add that the new plans of the elevation show two different types of roof facing 5 The Cottrells. The front (west) elevation shows a hip end; the side (south) elevation shows a barn end. What exactly are they planning on doing with this?

The rooflights that have been put in place are at a different height and of a different type to the ones shown in the approved plans. The windows that have been installed appear to be ordinary Velux and not the escape heritage rooflights that were passed in planning. The lowered heights of the windows mean they look straight into the rear bedrooms of 1 – 6 The Cottrells and greatly affects our privacy. We now keep the blinds shut permanently to prevent our privacy being invaded and do not look forward to being able to watch our future neighbour as they sit in their living room. This objection is as much for the future resident's privacy as ours. Has the development been

granted special permission to put the rooflights at a lower height or is this another modification the developer has seen fit to put in?

The original approved plans are for a 2 bedroom property, with revisions for a 3 bedroom turned down. The addition of a hallway downstairs, and the knowledge that all of the services have been put in place upstairs to move the kitchen after the building has been signed off, leads me to believe the developers are planning on reinstating the third bedroom that was dismissed. A three bedroom home would undoubtedly need more than the one parking space allocated to the property and cause even more parking issues down and already congested road. I would request that the internal layout be subject to planning controls to prevent this happening at a later date.

Another point to consider is that the plans now show brick posts in the car port as opposed to the timber posts in the approved plans. Which is it to be? Perhaps the conservation officer should take some interest and ensure that the posts used are the ones that best fit the area and not whatever the developer decides is easiest and cheapest?

The developer has encroached on the property lines of 4 – 6 The Cottrells with the building of a wrongly positioned wall, as well as building over a drain cover and breaking the seal. I am also concerned that the retaining wall has been taken down as this provided safe access to the rear of properties 1 – 6 from cars moving around in the car park. Will this be reinstated or left to the whims of the developer to do as they wish?

It seems that a blind eye has been turned to this site and the residents of The Cottrells left to fend for themselves. Why has building control not been out to check on the build, allowing it to be built over boundaries, over-sized and with more wrongly positioned rooflights than in plans? The builder, developer and architect have shown contempt regarding the planning and building control departments of Arun Council. They are clearly working to a different set of plans to those passed and have only been pulled up by local house holders reporting to the relevant departments.

The builder and his workmen have made life up this road a nightmare with their attitude. The road has been blocked on several occasions with no prior notice and access to property blocked by the multiple cars and vans they have parked up our already hectic road. There have been several verbal incidents when the builder has been asked questions by residents. The site itself is a complete mess, rubbish has been left to pile up and with the weather warming up this is asking for a rodent problem. The site has also been left unsafe and unsecured.

In closing I do feel that Arun building control department needs to control the build and ensure that all work follows the passed plans and not the plans which the developer seems to be working from. Perhaps the build requires a named person from building control to oversee the rest of the build and to put right the deviations of the developer? I also wonder if the H.S.E would be interested in the conditions and practises on site?

Yours sincerely,

Jonathan Owen