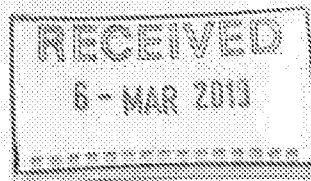


COPY



2 The Cottrells

Angmering,

West Sussex,

BN16 4AF

Development Control,

Arun District Council,

The Arun Civic Centre,

Maltravers Road,

Littlehampton,

West Sussex

BN17 5LF

21 February 2018

FAO: Mrs A Gardner, case officer

Reference: A/8/18/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.

1. The position of the building on the site

The original approved building was to be sited within the boundaries of the site. However the one that has been built is right on the North and South boundary and the guttering will be over

the adjoining properties (see attached photo). In addition the boundary wall alongside the alleyway at the back of nos 1-5 The Cottrells is over and on this alleyway.

I request that this wall is be removed and placed within the site boundary.

2. Size of building

As the building is taking up more of the site than that shown on the original plans (see 1) it must be larger than shown. This 2 bedroom building is larger than the row of 2-3 bedroom houses of 1-5 The Cottrells. I am sure this was not the intention of the planning department. The building is also much higher than the surrounding properties and as such dominates this conservation area.

I ask that measurements including height be taken and action taken to ensure that it complies with the planning permission.

3. The uprights supporting the building

Originally these were to be natural timber supports but the builders have used metal supports which I understand are to be clad with red brick.

I ask that the uprights be covered with natural wood as on the original plan.

4. Ground level of building

The ground level of the building appears to be planned to be higher than the surrounding areas as the drain covers etc are currently above ground level. This would have an impact on drainage to the alleyway along the back of nos 1-5 The Cottrells and the gardens.

I want assurance that the ground level of the site will be the same as the surrounding areas.

5. Building end

The end of the building facing South is currently built, not as a hip end which was approved in the original plans, but as a barn end. If it is left as a barn end, the end of the slope and guttering will go over into the garden of no 5 The Cottrells.

I want the South facing end of the building to be changed to a hip end, as shown on the plan.

6. Windows

On the plans there are not any windows but escape roof lights. This was to ensure the privacy of nos 1-5 The Cottrells whose bedrooms and bathroom windows are currently overlooked by this property (see attached photo taken from my bathroom window). The builders installed

velux windows which are not approved, nor are they at the correct position ie 1.5m from the internal floor to the lower sill.

I want these windows to be replaced with escape roof lights and in the correct place ie 1.5m from the internal floor to lower sill.

7. Internal Layout

On the plans this is shown as a 2 bedroom property with a downstairs kitchen. The developers submitted plans for a 3rd bedroom downstairs and the kitchen up stairs but this was refused. However the builders seem determined to over ride this and have put the fittings for the kitchen upstairs. A 3 bedroom property would mean that it is highly likely that the residents would have at least 2 cars. The parking in The Cottrells is already oversubscribed and this would create an even greater problem.

I want a restriction put on the property so that the builders cannot change the layout to 3 bedrooms after this planning process has been completed.

8. Landscaping

Once finished this development is meant to have bushes and trees I presume to soften its appearance and to make it more acceptable. It is difficult to see how this would now be achieved.

I want confirmation from the developers that the landscaping is still to go ahead on this plot and where?

Overall the developers, it seems, have taken the original approved plans and worked on the building from there, by making the building a little bigger, a little higher and internally putting in 3 bedrooms as they wanted all along. They appear to have a blatant disregard to the plans but more to what they wanted, to get a good return on their investment. This building is in a conservation area. It was meant to 'fit in' with the adjoining garage. This it does not do. It dominates the plot and surrounding area and detracts from this conservation area which I am sure you did not intend.

I look forward to the committees' response.

Yours faithfully


Clare Weston



