

Alison Driver
5 The Cottrells
Angmering
West Sussex
BN16 4AF

Your Ref: OWPC18590
Our Ref: A/8/18/PL 26-01-2018
Please ask for:
Mrs A Gardner

4th June 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

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 ADC 962/04 REVA, ADC962/13 & ADC962/14 relating to slight repositioning & change in size of building, revised position of rooflights on east, north & south elevations. This application affects the character & appearance of the Angmering Conservation Area.

Land Rear of 1 To 6 The Cottrells Angmering

Thank you for your internet representation made on 3rd June 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to this application because the size and positioning of the windows cause material harm to local residents. The application refers to slight changes in sizes however the overbearing nature of the building changes the character of the neighbourhood.

During the planning process residents were assured that their privacy would not be compromised by the development. Now that the building is built we discover that this is far from the case.

The current application shows the fully opening windows that have been installed instead of the escape roof lights approved by the committee. I am no expert but these installed windows appear in life to be 30% larger than those shown in the approved plans. The positioning and cill height of the windows mean they give a direct view into neighbouring properties. Surely this was never the committee's intention when approving the plans. My understanding was that the approved roof lights would not have opened except in an emergency.

The building is so close to my house that I have stood at my upstairs window and spoken, without raising my voice, to builders stood in the new fully opened windows.

The development overlooks the rear the neighbouring properties. In these family homes this is where the secondary bedrooms are located. These rooms are predominately children's bedrooms. With the heightened awareness of child endangerment is it not both inappropriate and potentially dangerous to have a direct view into these rooms.

The problem persists outside, our gardens are short, the new building is high and the windows give a clear view into our gardens. Parents expect their children to be able to play safely and without worry in their own gardens.

I would like the committee to defer any decision and make a site visit and I invite you into my home to see the effect this development has.

I also ask the committee to act to ensure the position, height and type of windows only

allow light into the dwelling and not a view out. This could be achieved by installing fixed glazing with an increased sill height of at least 1.8m or even using obscure glass. The large fully opening conventional window on the west elevation does not overlook any property, it provides light, ventilation and a view. This window could be fitted with appropriate equipment to be used as a fire escape.

The application also refers to an alteration in the size of the building, the applicant refers to these as slight. As the submitted plans do not have all the measurements on we are unable to verify if these are actually wholly correct and the line of the wall and kerb marking the south boundary infringes on the shared alleyway which does not belong to the developer.

The plans are also incorrect as they show the alleyway running the length of the site whereas the alleyway terminates at the boundary with No.5. The Cottrells - this can be verified with the most recent land registry plans. This has to question if the plans have been drawn from the correct source.

Regardless of any boundary disputes outside the remit of planning, surely the plans for this application should be fully complete so the committee can make an informed decision. The measurements may seem small but on visiting the site the Committee could see for themselves how this building is shoe horned into a small plot and that any small adjustment has a large impact on its environment.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning