

Jane Runacres
4 The Cottrells
Angmering
BN16 4AF

Your Ref: OWPC18591
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 am objecting to the above application for the following reasons.

- 1. The term "rooflights" is misleading and incorrect. These are not rooflights but full size opening windows. When this build was approved it was on the condition that the privacy of the nearby residents was not encroached upon. These windows are in clear contradiction to this as they now look directly into my young daughter's bedroom. One window was supposed to be higher than the other two on this elevation but it is not. My 8 year old daughter now no longer wants to change in her bedroom as she has seen people looking out of the windows at her. This is not only an invasion of privacy but a possible case of child endangerment. Our garden is now also completely overlooked.*
- 2. It has been obvious from day one that the developer never intended to keep to the approved plans and adhere to the planning conditions. The promised kerb making the boundary clear between the site and the ally running behind houses 1-5 has been built on private land that the developer does not own. This has also restricted use of a crucial drain cover.*
- 3. I believe that the internal layout of the property has been changed by putting a kitchen upstairs against planning approval so that a third bedroom can easily be accommodated in what has been called an occasional room. This is a blatant disregard for the planning process and an obvious attempt to increase the value of the development. This would most likely lead to the property requiring several car parking spaces and in an already congested road which does not have the capacity for its current occupants this would cause a great deal of further disruption.*
- 4. The development plans detailed two car parking spaces directly off from the road. These spaces would require a drop kerb for access. It appears that Mr Dodd has no intention of correcting this issue. This has not even been applied for via the Highways commission yet and without this the two spaces are rendered useless.*
- 5. The landscaping, consisting of several plants and 2 small trees are already dying as there is no soil to sustain them in their position. It has still not been confirmed who will pay for and maintain this area underneath the building and the car parking spaces themselves.*

I strongly recommend that this application is refused. To date the developer has ignored most if not all of the condition set upon this build and therefore to approve conditionally would mean that he would most certainly ignore any further conditions set.

*Sincerely,
Jane Runacres*

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