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High Street,
Angmering,
Littlehampton,
West Sussex,
BN16 4AE

Development Control,
Arun District Council,
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

By E-Mail to anita.gardner@arun.gov.uk

5 June 2018

FAO: Mrs A Gardner, case officer

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 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 at Land Rear of 1 To 6 The Cottrells Angmering

Dear Mrs Gardner,

I am writing to object to the additional drawing ADC962/18 showing the amended footprint that has been submitted for this application. The construction of the building has been completed but the drawing does not match what has been built with regards to the internal layout of the ground floor.

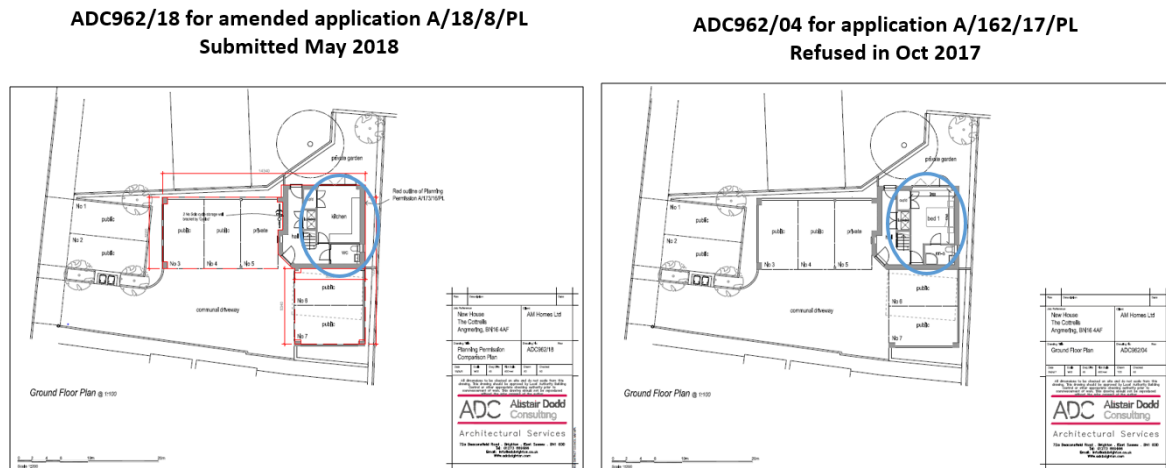
The photos below show what I can see when looking over the boundary wall with our property.



As built, there is a new door within the room identified as the KITCHEN that opens into what is identified as the WC. A shower cubical (with chrome edging and handle) can be clearly seen in this room. Also from my viewing angle, there do not appear to be any mains sockets in the walls at worktop height which is a common feature in all kitchens.

Neither the door or shower are shown on drawing ADC962/18.

The as built layout matches that in drawing ADC962/04 submitted for application A/162/17/PL with Bedroom 1 with an en-suite shower room downstairs. This application was refused in 2017.



As no kitchen has been installed downstairs, one can assume that the intention must be to install it upstairs. The refused application defined a three bedroom scheme with a galley kitchen in the upstairs living area.

The conditionally approved A/173/16/PL is for a two bedroom property and it has an appropriate garden size and one allocated parking space for this scheme.

There were many letters of objection to the creation of a three bedroom property as it is more likely that the household would have a second car which would materially impact the already congested parking situation in The Cottrells.

Condition 2 of Conditionally Approved A/173/16/PL identifies that no external or internal changes are permitted without approval. The downstairs layout appears to have been built as a bedroom with en-suite shower room, not a kitchen plus WC.

The submitted plans therefore do not match what has been built. Can they be considered as a valid document for the application?

I urge you to reject this retrospective application as what can be seen through the windows does not accurately match what has been submitted and the ADC Planning Office may not in possession of all of the correct facts.

Yours faithfully

Alex Marshall

Copy to Housing, Transport & Planning Committee, Angmering Parish Council