

Rob Graham
5 The Cottrells
Angmering
BN16 4AF

Your Ref: OWPC18865
Our Ref: A/8/18/PL 26-01-2018
Please ask for:
Mrs A Gardner

14th 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 13th June 2018 which has been recorded as '**an objection**' with the comments as follows:

I write to object to this application as the plans that have been submitted do not correspond to what has been built and what has been built has an adverse effect on the area and local residents.

As has been shown in other correspondence, the kitchen is not installed downstairs as per the plans. Instead the room has been fitted with an en-suite shower facility and will therefore be assumed by anyone viewing the property to be a 3rd bedroom. This is in contradiction to Condition 3 in the officers report that was presented at the Council Meeting on 6 June. The development is only approved as a two bedroom residence, as the Officer correctly notes any increase in the intensity of use of the development will have an adverse effect on the adjoining residential properties particularly with regard to parking which is also stretched beyond capacity.

I also write in objection as the development is subject to a Section 106 where the owners of the plot are obliged to provide free parking for local residents. Public parking spaces have been created but the kerb has not been dropped to enable access to two of them whereas in the approved plans it states that the existing crossover from the plot to The Cottrells road will be widened for Parking Spaces 1 and 2. The Developer has not applied to drop the kerb and has therefore not met with the obligations of the 106 and clearly has no intention of doing so unless forced to.

With regard to the repositioning of the windows I object to the size and position of these as they provide a direct view into the adjoining properties. They are not as represented on the original approved plans and increase the negative impact of this overbearing development.

Whilst this may become an issue for enforcement it seems somewhat amiss that an application can be approved in the knowledge that the plans being approved are incorrect. Surely it is a strange situation where the planning process generates so much subsequent work for the Building Control Department? Surely the person to correct errors should be the developer who made them in the first place. I am sure that there is a lot of pressure to get this property on the market, but why should this be at the expense of the local residents and their properties?

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