

29 Crophorne Drive
Horsemere Green Lane
Climping
Littlehampton
West Sussex
BN17 5GG

26th August 2017

The Head of Planning Services
The Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

BY E-MAIL & POST

Dear Sirs,

**Erection of 1 Number Dwelling with Detached Garage
Land at The Entrance to Watersford Gardens, Horsemere Green Lane
Planning Reference CM/23/17/PL. Case Officer Mrs A Gardner**

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an additional property on open space on Land at the Entrance to Watersford Gardens, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

We write with reference to the proposed renewal of the planning application for the erection of one number additional four-bedroom dwelling and double garage on land at the entrance to Watersford Gardens reference CM/23/17/PL.

Having viewed the proposed development application we object as follows :-

- 1) Planning Application CM/23/17/PL is a departure from the Development Plan.
- 2) Planning Application CM/23/17/PL has been submitted and is reliant upon historic and now out of date information and reports for example Archaeology South East Letter dated 18th September 2003.
- 3) Planning Application CM/23/17/PL does not include any Ground Investigation or Soil Report.

- 4) Trees shown on the planning application (ADP Architects Ltd drawing 1408/02 dated February 2008) to the east of the proposed development do not exist and the applicant has no control of the adjoining land to be able to plant such trees. This drawing also does not show the location of 29 Crophorne Drive and its proximity to the proposed dwelling and double garage. This is a false illustration and is highly misleading to the planning authority.
- 5) ADP Architects Drawing 1408 02 dated February 2008 and Drawing 1408 100 dated February 2017 do not match and are not consistent.
- 6) There is no Planning, Design, Access Statement and No Lighting Assessment has been completed or submitted.
- 7) There is no indication of the Existing or Proposed Ground Levels and no Below Ground Drainage Scheme, Drawings or Specification have been submitted, the application simply refers to the discharge of surface water runoff from the development into the ground (infiltration) when this proposal has not confirmed or designed all of which will affect the surrounding hard and soft landscaped areas as well as neighboring properties including 29 Crophorne Drive.
- 8) Loss of amenity space to the residents of Waterford Gardens. We have regularly witnessed children of Waterford Gardens playing cricket, ball games etc on this amenity area. This amenity area is especially important, as there is no other children's play area within Waterford Gardens. This amenity area would be lost by the proposed development.
- 9) Over development and massing of existing development.
- 10) Reduced visibility for traffic on the Waterford Gardens access road due to the proposed developments proximately and proposed boundary walls, fencing and planting all adjacent the visibility splays.
- 11) The proposed additional development has inadequate gardens areas and is not in keeping with the existing development. The back garden appears to be squeezed in at the side of the property due to the small size of the building plot.
- 12) Domination of adjoining property at 29 Crophorne Drive with the proposed garage height of 4.7m. This will be 2.9m above the height of the boundary fence.
- 13) ADP Architects Ltd Drawing 1408 02 dated February 2008 indicates at the rear of the garage a dimension of 2m at its widest point between the Double Garage and the Boundary of 29 Crophorne Drive, but it then fails to indicate any dimension at the nearest and closest point it simply appears to abut and sit on the boundary of 29 Crophorne Drive.

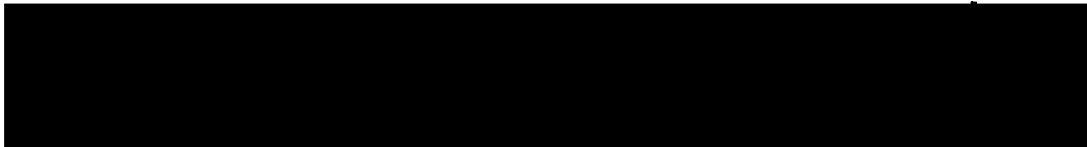
14) Proximity of the proposed double garage to 29 Crophorne Drive.

15) Proposed height of new dwelling at 9.65m – this will make the proposed dwelling very dominating.

We trust you understand our objections and will not renew this planning application.

We highlight should the planning approval be renewed a Party Wall Agreement will be required for the boundary with 29 Crophorne Drive.

Yours Sincerely

A large black rectangular redaction box covering the signature area.

Mr & Mrs B Muggeridge