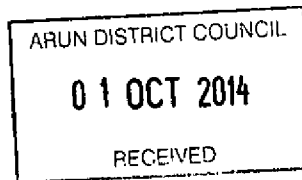


29 Crophorne Drive
Horsemere Green Lane
Climping
Littlehampton
West Sussex
BN17 5GG

29th September 2014

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



BY E-MAIL & POST

Dear Sirs,

**Proposed Erection of 1 number 4 Bedroom Dwelling & Double Garage
Land at The Entrance to Watersford Gardens, Horsemere Green Lane
Planning Reference CM/29/14/PL. Case Officer Mr. D Sullivan**

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 Waterford gardens reference CM/29/14/PL.

Firstly it is very disappointing as the next door neighbour and adjoining land owner that we have not been personally notified by Arun District Council that the applicant had submitted an application.

Having reviewed the applicants new application reference CM/29/14/PL, we confirm our original objections remain the same and accordingly we attach a copy of our letter dated 12th May 2008 which sets out our objections.

We trust you understand our objections and that you 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 box used to redact the signature of Mr & Mrs B Muggeridge.

Mr & Mrs B Muggeridge

COPY

29 Crophorne Drive
Horsemere Green Lane
Climping
Littlehampton
BN17 5GG

12th May 2008

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

BY FAX & RECORDED DELIVERY

Dear Sirs,

**Proposed Erection of 1 number 4 Bedroom Dwelling & Double Garage
Land at The Entrance to Watersford Gardens, Horsemere Green Lane
Planning Reference CM/10/08. Case Officer Mr. J Parsons**

We write with reference to the proposed erection of one number additional four-bedroom dwelling and double garage on land at the entrance to Watersford Gardens.

Firstly we must ask why there is no planning application notice being openly displayed within the vicinity of the proposed development for the public to view ?

Secondly we must ask why as the next door neighbour and adjoining land owner we have not been notified by Arun District Council that the applicant had submitted a planning application ?

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

- 1) 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.
- 2) Over development and massing of existing development.
- 3) Reduced visibility for traffic on the Waterford Gardens access road due to the proposed developments proximately right on the visibility splays.

- 4) The proposed additional development has inadequate gardens areas and is not in keeping with the existing development with no rear garden. The back garden appears to be squeezed in at the side of the property due to the small size of the building plot.
- 5) Trees shown on the planning application (ADP Architects Ltd drawing 1408/02) 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 is a false illustration and is highly misleading to the planning authority.
- 6) ADP Architects Ltd drawing 1408/02 does not show the location of 29 Cropthorne Drive and its proximity to the proposed dwelling and double garage - again this is highly misleading to the planning authority. We have sketched the approximate location of 29 Cropthorne Drive and attach a marked up copy of this drawing for your information.
- 7) Domination of adjoining property at 29 Cropthorne Drive with the proposed garage height of 4.7m. This will be 2.9m above the height of the boundary fence.
- 8) Proximity of the proposed double garage to 29 Cropthorne Drive.
- 9) Proposed height of new dwelling at 9.65m – this will make the proposed dwelling very dominating.
- 10) The previous planning permission for the Farm Shop has expired and is therefore of no relevance whatsoever to the current application and cannot be relied upon as a precedence.
- 11) The adjoining property 29 Cropthorne Drive was not built when the planning approval was granted for the Farm Shop. Different Criteria thus apply to the current application for the planning authority to consider.

Should planning approval be granted a party wall agreement will be required to build the proposed garage on the boundary with 29 Cropthorne Drive.

In conclusion we are very disappointed that as an adjoining property owner and in accordance with your charters that we were not personally notified by Arun District Council that the applicant had submitted a planning application.

Yours Sincerely

Mr & Mrs B Muggeridge

