



Arun District Council
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2nd December 2020

Mr M. Guess
49 Angmering Lane
East Preston
BN16 2TA

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/126/20/HH
Site Address: 56 Angmering Lane East Preston BN16 2TA
Description of works: Resubmission (EP/37/20/HH) of proposed extensive refurbishment of existing 2-storey dwelling to include, single storey side/rear extensions, 2-storey rear extension, roof extension and front double garage

Thank you for your internet representation made on 1st December 2020 which has been recorded as an objection with the comments as follows:

OWPC31835

Dear Sirs/ Madam

Reference Planning Application EP/126/20/HH

I feel I have to write to you with very strong objections relating to the proposed extension works to 56, Angmering Lane.
BN16 2TA

The revised drawings show no improvement over the original refused submission on the basis that I consider them to be grossly overdeveloping the site and still completely out of character with the houses in the immediate vicinity and indeed the Willowhayne estate as a whole.

The intention to build a second floor still renders the house to be totally out of proportion with the surrounding houses and will grossly impact on the privacy of the neighbours. A house of such magnitude would most definitely destroy the character at this end of Angmering Lane.

The proposed double garage will be a very imposing part of the build and very unsightly from the curb side being so close to the road.

I understand that the garage could stand outside the building line, and can I ask if the proposed position would contravene the covenants laid down in the deeds of the house?

I do feel that very little effort has gone into the design of the house, with little or no consideration for the visual impact it will have on the surrounding properties and Angmering Lane.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.