

Mr & Mrs M Guess
Angmering Lane

BN162TA

Your Ref: OWPC26464
Our Ref: EP/37/20/HH 24-03-2020
Please ask for:
Zac Denton

21st April 2020

Dear Sir/Madam

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

Single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.

56 Angmering Lane East Preston Littlehampton

Thank you for your internet representation made on 20th April 2020 which has been recorded as **'an objection'** with the comments as follows:

Planning Application EP/37/20/HH

I write to you as the owner of 49 Angmering Lane which is sited opposite 56 Angmering Lane.

We are very disappointed after viewing the proposed drawings for the redevelopment of number 56.

We are not opposed to any redevelopment / improvements to properties providing these are in proportion to neighbouring properties and carried out with sympathy and consideration to help preserve the character of this lovely estate.

We object to this planning application for the following reasons:

The proposed building with its flat roof finishes well above the existing roof ridge line, it would give the building the appearance of looking like a small apartment block and would look unsightly at this end of Angmering Lane, it would be higher than all the surrounding houses, being so high would infringe on the privacy of our property.

There are no other 3 floor flat roof developments on the Willowhayne Estate

The proposed detached double garage which is to be sited in the front garden of the house is again completely out of character and far too close to the road, and for us living directly opposite would be quite unsightly.

The sheer size of the proposed development compared to the existing property is a clear case of over developing of a small plot which would take away the character of this part of Angmering Lane and indeed the whole of the Willowhayne estate.

We would therefore please urge the planning officers to reject this application.

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. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. 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