

**CHARLESTON
25 ANGMERING LANE
EAST PRESTON
LITTLEHAMPTON
WEST SUSSEX
BN16 2TA**

04 June 2017

Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, West Sussex
BN17 5LF

For the attention of Mrs. A Gardner

Dear Mrs. Gardner

The Spires, Springfield Close, East Preston – Your Ref. R/91/17/PL

We are writing as owners of 25 Angmering Lane to register our objection to the above planning application. Our reasons for this are as follows: -

1. Access from Cross Road

We are particularly concerned at the proposed use of the unmade track (the Track) leading into Cross Road for vehicular and pedestrian access to Plot 2. The grass verge into Cross Road is not owned by the Spires, and it is doubtful that the Track is wide enough to permit access by the emergency services.

In our view, the access should be via Springfield Close as it is now. Access via the Track will prejudicially affect all the houses in Angmering Lane which back onto the Track. We do not see why we should have to put up with what amounts to a new road at the rear of our garden; the Track has never been used for vehicular and pedestrian access during our ownership of 25 Angmering Lane, nearly 6 years.

There will be considerable noise from the Track, both while the houses are being constructed and afterwards – particularly as Plot 2 is designed for 4 cars with a double garage.

2. Restrictive Covenant

There is a restrictive covenant restricting building on part of the land at the Spires. The proposed garage block serving Plot 2 would involve a breach of this covenant.

3. Biodiversity Checklist

The Biodiversity Checklist has not been completed correctly. The existing trees are full of wildlife; for example, we frequently hear owls at the Spires and also our neighbours have seen bats.

4. Loss of Existing Trees

It is not clear from the submitted drawings (which appear in a reduced size on the Council's website) which of the existing trees would be affected by the proposal. A Tree Preservation Order was made recently affecting various trees at the rear of our property, including in particular a large Monterey Pine at the Spires, and we would be very concerned if any of these trees are to be affected. We do not know the views of the Council's Arboriculturist.

It is our view that the existing trees are of significant amenity value, both individually and as a group, and their loss would be totally unacceptable - particularly if the Monterey Pine is removed or reduced in size, as it screens our property from the Spires. If the Track (referred to in Para.1 above) is widened, it will necessitate the removal of a considerable number of the existing trees.

5. Residential Amenity

We are concerned regarding the overall scale and bulk of the proposed new dwellings, which are substantial with 5 bedrooms each. It is our view that the proposed dwellings, by reason of their proximity to neighbouring boundaries and properties, would result in both a perceived and actual overlooking effect. The proposal would result in our property having an enclosed feel and would have an overbearing impact, where previously there has been an open outlook.

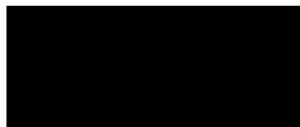
Plot 2 is set back into the plot, close to the rear boundary of The Spires. This new house would introduce a dominant feature at the end of the adjacent rear gardens of the properties on Angmering Lane, and in particular our property. We are concerned given the proximity of this house that its introduction may result in loss of light and outlook for our property and the other properties on Angmering Lane. We would also be affected by loss of privacy.

6. Backland Development

One of the submitted documents (the Planning Statement) refers to the site as brownfield land. This is emphatically not a development on brownfield land. It is backland development, which (as the Conservation/Design Officer says in her response) would usually be considered entirely inappropriate. In this connection we do not agree with her comment that the location of the Grange has set a precedent for yet more backland development here, involving the construction of 2 additional houses, 2 garages and a road.

Please confirm that all these points will be taken into account when the planning application is considered.

Yours sincerely



ALAN GIBBS



MARGARET GIBBS