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17th November 2020

Professor J J Watts FRIBA on behalf of Dr Alistair Smith  
Space in Time Concorde House, 18 Margaret Street, Brighton  
for Dr Alistair Smith  
36 King Street  
Arundel  
BN18 9BW

**Case Officer:** Zac Denton  
**Telephone:** 01903 737500 x37447  
**Email:** [Zac.Denton@arun.gov.uk](mailto: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: AB/109/20/HH  
Site Address: White Cottage 32 King Street Arundel BN18 9BW  
Description of works: Rear single storey extension for new kitchen and living area, internal alterations, new and adjusted windows and doors, part replacement roof structure with 2 x conservation roof lights to the main building, re-covering of main roof and partial rebuild of the detached garage with replacement pitched roof. This application affects the character & appearance of the Arundel Conservation Area & may affect the setting of listed buildings.

Thank you for your internet representation made on 16th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31410

**PART ONE**

Principle - Extension to 32/34 White House, King Street, Arundel

We on behalf of our client, Dr Alistair Smith, who owns and occupies 26, King Street, Arundel BN18 9BW, write to object strongly with regard to the above application which is for the adjoining property to our client's Grade II listed building. The development would cause material adverse effect on the fabric, character and setting of the listed building on the following grounds:

- Ref: PPG15 to ensure that the appearance and special character of the listed building is preserved for the future.
- The proposed development is contrary to Policy AR1 of the Arundel Neighbourhood Plan and Arun Policies D DM1, D DM4 and D SSP1.
- The size of the proposed Development INCREASES the site coverage by approximately 40% rather than decreases it as reported by the Case Officer with ref to the case AB/43/20/PL and is contrary to the Planning (Listed Buildings) REPORT\_1011(ODB) and Conservation Areas Act 1990 (as amended).
- Furthermore, the proposals are contrary to Arundel NPR sections 5.1, 5.2, Policy 13.

## Design and Visual Amenity

The design is of a particularly poor standard and is subject to being viewed from the East and the adjoining properties to South and North and the grounds of the Grade I listed Cathedral and are considered to be contrary to policies D DM1, D SP1 and D DM4 of the Arun Local Plan and the impact on the Neighbouring properties, four of which are listed buildings, will be significant. It is also contrary to Arun Policy 4, 4.1, 4.2 and 4.3 and will materially affect the character of the Conservation Area and the setting of the Surrounding listed buildings, in particular, our clients building No. 36 Kings Street, Arundel.

Impact on Grade II listed building, in particular 36 King Street

The proposal we consider to be in conflict with the Council's policies aimed at property with special character and ambience of listed buildings. The impact of the loss of amenity due to the proposed removal of the ancient beech hedge and its replacement with a 10 metre long blank wall would cause material nuisance, visual and amenity loss to our client of an unacceptable level and liable to be detrimental to human health. There would be significant loss of sunlight and daylight. We have calculated this in accordance with the Building Research Establishment Guide and BS8206-2

## Damage to Fabric

The listed building at No. 36, dates circa 1780 and major construction repair including iron rods ties and escutcheon plates were inserted between the rear and front elevation on the South East and South West corners in accordance with an approved listed building application.

At the time of the investigation it was revealed that the listed property (No. 36) was founded directly on the chalk subsoil with no particular foundations therefore any disturbance caused by the development of the proposal would be unacceptable within a distance of 6 metres. This would also be covered under the Party Wall etc. Act 1996 and with regard to the 6 metre rule and special foundations in order to prevent possible damage to the listed building.

The removal of the ancient hedgerow is unacceptable and the conclusions in the Bio Diversity report submitted with the planning application for the proposed development, does not list many of the species of bird and animal life local to the area. We feel that the Bio Diversity report provided is totally inadequate. We have provided by way of email an email from Sussex Wildlife with supporting documentation which includes our obtained Bio diversity summary to a report.

continues on PART TWO

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](mailto: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](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](http://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.**