



1 and 3 Parsons Hill
Arundel
West Sussex BN18 9AY

The Director
Planning and Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

27th February 2015

Dear Sir,

Appeal against the Application for Planning Permission for Works or Extension to a Dwelling. Reference AB/10/15/HH

1. The application submitted by Mr. and Mrs. A Lugton of 4 Orchard Place, Arundel for the retention of a timber "shed" is challenged on a number of counts.
2. The Lugtons did inform us that they intended to replace the previous garden shed on a like for like basis. On that basis, we invited the Lugton's to access the site via our back garden, as their only access is through their house. Imagine our surprise when we returned from an overseas family visit to find not a shed but a Crawley Log Cabin. We attempted to resolve this issue on a neighbourly basis but the Lugton's advisor's suggestion was merely to increase the dimension by adding an impractical Sedum roof. (See Harvey Sennitt, Architects letter 2124/PJS// dated 2 February 2015).
3. We pointed out that the replacement structure was not a shed but a log cabin/summer house with potential for residential use. We also explained that the structure erected, without planning consent, contravened the siting and dimensions of the Arundel Conservation Area; they and their advisor seemed unaware of their responsibilities with regards to the requirements in the Arundel Conservation Area.
4. Our objections to this structure are based on the following contraventions for building in a conservation area.
 - a. The structure erected is not a shed but a Crawley Log Cabin 28mm supplied by Skinners (www.skinners-sheds.com).
 - b. The area footprint for such a cabin is 2.8m x 4.2m that is 11.76m, exceeding the allowable 10 square metres.
 - c. The permitted maximum height should not exceed 2.5m, including all coverings, in a conservation area. Additionally, it should not exceed 2.5m when sited within 2 metres of a property boundary. This latter requirement impinges on the properties at 2 Orchard Place, 6 Orchard Place, 1 Parsons Hill, 3 Parsons Hill and 5 Parsons Hill. The design ridge height of the log cabin is shown as 3.03

metres; additionally it sits on a base, which constitutes a raised platform.

5. There appears to be no application by the owners of 4 Orchard Place for conservation area consent. We understood this was a requirement. On 13 February, prior to submitting a retrospective planning application they had workmen placing additional layers of felt on the roof – almost as if it was a foregone conclusion that planning consent would be granted.
6. A number of supporting photographs are attached to show the impact of this new structure on our properties compared with the previous shed.
7. We understand that Arun Council have inspected this cabin from the grounds of 4 Orchard Place but the full environmental impact on our properties can only be understood by an inspection from our side. Council Planning Staff are invited to inspect the cabin from our property.

Yours sincerely,



Arthur Merrick
Owner
1 and 3 Parsons Hill

Attachments:

1. Photo No 1 "View of new log cabin from back garden"
2. Photo No 2 "View of original shed from back garden"
3. Photo No 3 "View from downstairs study"
4. Photo No 4 "View from upstairs window"

PHOTO No 1 "VIEW OF NEW 206 CABIN FROM BACK GARDEN" AB/10/15/HH



PHOTO No 2 "VIEW OF ORIGINAL SHED FROM BACK GARDEN" AB/10/15/44



PHOTO NO 3 "VIEW FROM DOWNSTAIRS STUDY" AB/10/15/HH



PHOTO No 4 "VIEW FROM UPSTAIRS WINDOW" AB/10/15/HH

