



Arun District Council
Arun Civic Centre
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30th November 2020

Karen Jones
6 Otmers Quay
Fitzalan Rd
Arundel
BN18 9JS

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: AB/114/20/PD
Site Address: Riverside House 2 Fitzalan Road Arundel BN18 9JS
Description of works: Notification for Prior Approval under Schedule 2 Part 1 Class AA for a additional 2 storeys on existing dwelling house.

Thank you for your internet representation made on 28th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31748

The property is set in an open and mostly suburban streetscape of small residential properties of one or two stories. Although it is bordered on one side by Martlets Court, there are no other single residential properties that extend to four stories anywhere in the vicinity. The proposed extension would make this property uncharacteristically tall, and a bulky inset that is out of keeping with the street scene.

It therefore contravenes Arun Local Plan 2011-2031 which states that:

"all extensions and alterations which are visible on the street-scene, should respect the established spatial character and pattern of the street, and make a positive contribution to the locality."

The proposed extension would be also be in contravention of 13.4.3 of the Local Plan which states that extensions should be designed so as not to lead to:

"overlooking, overpowering or overshadowing of neighbouring properties."

The height and bulk of this proposed extension will directly impact neighbouring properties, causing loss of sunlight and privacy. Furthermore, whereas in the current situation there are mature and semi mature trees to provide some screening and privacy, the extension will be of such height that it will rise above the tree heights. As such it will be intrusive and dominate the immediate locality.

The bulk and height of the proposed extension would also negatively impact the conservation area on the North side of the River Arun.

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.

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.