



Arun District Council
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4th December 2020

Mr R P Hart
8 Queens Lane
Arundel
BN189JN

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 3rd December 2020 which has been recorded as an objection with the comments as follows:

OWPC31918

Objection to Planning Application
AB/114/20/PD
Riverside House
2 Fitzalan Road
Arundel
BN18 9JS

Dear Sir/Madam,

I write to register my objection to the proposed development of 2 Fitzalan House, Arundel. I raise the following concerns:

1. The proposed increase of two additional floors considerably raises the elevation, nearing the height of the Martlets Court building which in itself breached planning regulations when it was built. The relative height of Martlets should not therefore be used as a justification to increase the height of other buildings in the vicinity which is essentially a low-rise residential area.
2. The benchmark for new buildings should respect the other 2-story buildings of Fitzalan Road in keeping with the streetscape, or we set a dangerous precedent by gradually increasing building height along the east bank of the Arun.
3. The proposed elevation will obscure the view into and out of the Arundel Conservation Area, much to its detriment.

4. I note from the plans that there are some eleven proposed bathrooms, the future intent for which is surely a multi-occupancy dwelling of several flats. If this is indeed the case it should be declared as such, and not become an example of incremental development by stealth. If the intent is for a multi-occupancy building then parking requirements should be appropriately scaled, and the increase in traffic taken into consideration at this stage of the planning application.

5. Arundel Town Council has only recently rejected a proposed development on the adjacent Blastreat site on grounds that it would be inconsistent with the low-lying residential nature of Fitzalan Road, and the negative impact such a building would have on the vista in and out of the conservation area. Whilst the proposed extension to 2 Fitzalan Road is not on the same scale, the principles for why we should contest this application remain extant.

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.