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Sent: 04 December 2020 08:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to Planning Application - AB/114/20/PD

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From: Richard Hart [REDACTED]
Sent: 03 December 2020 21:33
To: Planning <Planning@arun.gov.uk>
Subject: Fwd: Objection to Planning Application - AB/114/20/PD

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.

Yours faithfully,

Mr R P Hart

8 Queen's Lane

Arundel

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