

SCAN/23

29 OCT 2014

16. Canada Road,
Arundel.

West Sussex BN18 9HY.

Development Control
Arun District Council
Arun Civic Centre
Maltrovers Road
Littlehampton West Sussex

ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
29 OCT 2014
ACTION

Oct. 27th 2014

Dear Sirs,

As the owner of No 16. Canada Rd I
am writing to oppose the preplanning
application for 12 - 14 Canada Rd. (AB115/14/0107)

Our objections to the plan are as follows.

When we purchased our house 17 years
ago all of the houses (10-16) had gardens that
were open plan sloping down to the road.
If houses are built here it would totally
change the character of this part of
Canada Road.

If houses are allowed to be built, we
will be looking directly out onto the rear
of the new properties and we would feel
hemmed in, as we are in the corner plot,

especially as a high fence is proposed approximately 5 meters from my property.

In addition the new properties would be lower than ours and we would be able to look into their windows and they would be able to see into our dining room and bedroom from their first floor.

We note there are no parking spaces being proposed in the plan and are worried that this will cause more congestion in an area where there are already parking problems. My husband and I are elderly and often find it difficult to park near the steps. The new properties would mean an addition to the number of cars already competing for limited space. We cannot use the area they call "offroad" as this is uneven and muddy, it is also park land, not car parking as stated.

Over the past 17 years I have made my front garden a haven for wildlife including slow worms, lizards, stag beetles, frogs and

more, and believe any construction would be detrimental to wildlife as this hasn't been addressed in the plans.

Reading our deeds under Clause 3 (7th Sept: 1981), there are covenants and from this we believe we have access across the path in between the front of the properties 12 & 14 and believe they may not be able to build across the path and disputes over access may become a problem if the building went ahead.

Our last point is that we are supporters of the Amundel Neighbourhood Plan, that plan did not list Canada Road as a future development. Our understanding was that it was Castle Gardens, Bavans Yard and the Gas Work site that were identified for development. If buildings were added at Nos 12 - 14 this area would be overdeveloped.

We attach a photograph taken from our dining room window last weekend 19/10/14 which a friend has superimposed with a view

of an assumption of what it might
look like should this plan go ahead.
'What ever happened to "Englands green
and pleasant land!"'

Yours faithfully.





Current view from dining room

Taken on 19/10/14.



Approximate position of development