

Emily Schneider
4 Canada Road

Arundel
West Sussex
BN18 9HY

Your Ref: OWPC4213
Our Ref: AB/115/14/OUT 17-09-2014
Please ask for:
Mr D Sullivan

6th November 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

Outline application with some matters reserved for 2No. 3 bed semi detached houses
12 & 14 Canada Road Arundel

Thank you for your internet representation made on 5th November 2014 which has been recorded as '**an objection**' with the comments as follows:

I would like to object to the plans proposing two new semi-detached houses at numbers 12 and 14 Canada Road for a number of reasons. To start with I think that the comments saying that it will be a good idea, coming from people who are not residents of the area are not very fair. It is easy for them to say that it would be nice to have more housing in Arundel when they wouldn't be affected by the development in any way. The upheaval alone from construction work would impact the residents hugely, especially considering we have elderly neighbours and will need to keep access to the steps.

There is also a comment stating that it would be easier for number 14's resident to have a smaller garden because of the hassle of the upkeep of it, but this is unfair on other people. There is not a huge number of properties in the area with large gardens at the front, whereas if the upkeep is too much trouble it would be more sensible to consider downsizing rather than removing the option of a large garden for future residents. The neighbouring garden, at number 16, is far from being a 'comparatively useless plot of land'; it is a perfect example of a beautiful use of the space which encourages wildlife despite being owned by a similarly elderly resident. In addition, with the current popularity of allotments and home-grown vegetables a large garden is an asset that many people would appreciate.

Another thing that I feel unhappy about is the prospect of having the houses directly in front of ours in that the houses are all we would be able to see from the windows at the front of our house (including from my bedroom window) as well as a six foot fence surrounding the garden. All of the other gardens in the area are open plan or low boundary, which I understand is as per the deeds, (with the exception of number 12 who have not kept their boundary hedge to a reasonable height), and I don't see the proposed houses fitting in with the aesthetics of the surrounding properties. It is bad enough that number 12 has a very large hedge to cover the hideous poly-tunnel which we objected to in the first place, but at least it is green and natural looking as opposed to having more housing which will just make me feel hemmed in. There is also a good chance that in the future new more considerate residents at number 12 may choose to cut down the hedge, whereas houses are much more permanent. This would be an absolute eyesore and really unpleasant to look at, plus the house would be at the same level as ours, so any windows on that side of the house would be able to see into ours, including the two bedrooms at the front of our house.

I am aware that the issue of parking has been raised by other residents however there are three of us in my house alone that plan on learning to drive soon (and are old enough to be driving) which is up to three more cars in the near future just for one house. Both number 8 and 12 have similarly aged young adults which adds another three people who

could possibly be driving in the next couple of years, which makes up to six more cars in this small part of the road. If another two households similar to ours move in there would be an overwhelming number of cars for a shrinking number of parking spaces, with the removal of the off road parking and the presence of the kebab van and caravan.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration