

96 Canada Road
Arundel
West Sussex
BN18 9HY

4th November 2014

Dear Sir

RE Application AB/115/14/OUT (12- 14 Canada Road, Arundel)

I am writing to object to the planning application for 2 houses in Canada Road.

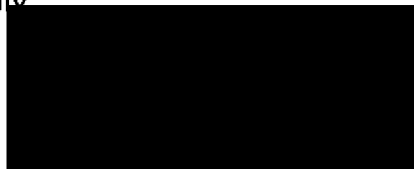
This application does not meet the requirements of the local plan 2003, in particular **Gen 7 (iv)**. The development has an unacceptable adverse impact on adjoining occupiers. The new houses will be at the same level or slightly higher than the adjacent houses and the residents of 2 and 4 will look out onto the end wall of a house rather than the natural view they currently enjoy. Although there is a slight slope to the existing front gardens, as they will be so close to one another, houses 6 to 16 and the new houses will overlook each other and the proposed rear boundaries of the new houses will be only metres away from the existing houses.

The application does not comply with the **Arundel Neighbourhood Plan** which identifies a number of areas in the town for new development (including affordable housing). Canada Rd is not one of these areas and it is also highly unlikely that the proposed houses would be "affordable housing" as the cost of the land (£300K), the cost to build the 2 houses (circa £120K) and the builder's profit margins and other costs would make the houses expensive to buy/rent.

Evening and weekend car parking is difficult in this part of Canada Rd. Residents use the off road area by the park but I understand the council is fencing off this area forcing more cars onto Canada Road. I feel that the proposal should meet the parking requirements of **Gen 12**. Canada Rd is used as a rat run when the A27 is busy (now very frequently) and long rows of parked vehicle will prevent traffic from passing each other leading to possible road rage.

For these reasons, the application should not be approved.

Yours faithfully

A large black rectangular box redacting the signature of Mr S Rule.

Mr S Rule