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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 30 November 2020 09:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application No AB/118/20/PL - 70A Tarrant Street, Arundel

Neighbour objection

Andrew Wood MRTPI
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From: Peter Smyth [REDACTED]
Sent: 27 November 2020 15:10
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Planning Application No AB/118/20/PL - 70A Tarrant Street, Arundel

Planning Application No AB/118/20/PL – 70a Tarrant Street

Dear Sir

We wish to strongly object to the above planning application.

We own and live at 99 Tarrant Street, directly opposite the proposed development. The house benefits from both light and an attractive view across to the gardens and buildings beyond. The proposed development would seriously reduce light to the basement room which we use every day, to the living room and to the first floor bedroom. It would deprive us of the view through to the gardens beyond with their many trees and shrubs

We supported the alterations and change of use which created a domestic garage on the site because the existing building was in disrepair and we had come to understand that there were issues with asbestos and the long disused petrol storage tanks underneath. We were not losing light and view and the new garage was a visual improvement.

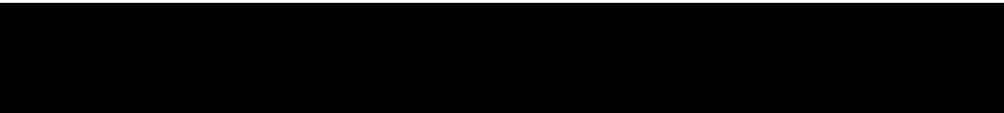
By proposing to keep the ground floor for his own use, the developer is pushing the building upwards and depriving his neighbours to the left, right and opposite of privacy, light and views. He is squeezing in two more dwellings with no thought for parking on a street and in a town where parking is in short supply and increasingly a source of friction. He should know this since the developer, who lives nearby, bought the garage and wants to keep it to solve his own parking issues. We understood that the 2010 permission for the garage included a condition that it could only be used for parking a single car. It is now used from time to time for parking multiple cars and vehicles and we assume that would continue to be the case.

We fully accept that the existing building, while a big improvement on what it replaced, is not the most attractive building on the street. We see it every day. The design of the two flats with their juliet balconies and with the entire ground level taken up with the garage frontage would seriously detract from the visual amenity of a charming streetscape. It would be perfectly possible to incorporate a dwelling within the existing footprint and elevation to a design that would be more in keeping with the streetscape.

The proposed development represents a very significant building and engineering undertaking which would cause huge disruption for a long time on a very narrow street with existing high demand for parking.

All in all the proposed development is neither acceptable nor desirable and we would urge the Council to refuse the application.

Yours sincerely


Peter Smyth & Vanda Zebrak