



Arun District Council
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Susan Brookes
91 Tarrant Street
BN18 9DN

21st December 2020

Dear Sir/Madam,

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/118/20/PL
Site Address: 70A Tarrant Street Arundel BN18 9DN
Description of works: Extension to form 2 No. self contained apartments. This application may affect the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area & is in CIL Zone 2 & is CIL Liable.

Thank you for your internet representation made on 20th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32297

Dear Mr Wood

I am writing to object to this proposed development as listed below:

1. Loss of light

The proposed development due to its increased height and bulk by obstruction will be a serious loss to the already inadequate light currently enjoyed by both 64 and 70 Tarrant Street.

The submitted plans make no detailed reference to the windows and roof lights of both 64 and 70. The plans completely lack any figured dimensions either horizontally or vertically.

There are no measurements for the adjoining windows and roof lights as to their size in width length and height.

The plans lack a fixed datum bench mark at a known local to existing level provide datums for the proposed development which would accurately fix the proposed height to the top of the ridge.

THE DATUMS will provide the needed clarification of the actual proposed ridge height which currently differs between plan 682/PL/200 Front/South-East elevations as proposed showing the top of the proposed ridge the same height as ridge to Number 70 or the much lower ridge height shown on plan 181390/05 with title Sections - proposed.

2. Overlooking and loss of privacy.

The proposed clearly overlooks neighbours on both sides due to the much-increased height of Number 70A.

- a) There is overlooking from the new north elevation containing 3 No large new windows (Not dimensioned).
- b) There is additional overlooking into Number 64 and its neighbours from 4 roof lights without dimensions in the east elevation of the main sloping roof.
- c) There is no west elevation of the new main roof shown on the plans whilst section A of 181390/04 appears to show in section only what may be a single roof light or many roof lights which will overlook Number 70 and its neighbours.

3. Visual Amenity

The street scene will be subjected to an out of character detrimental effect on the conservation area due to the design and appearance of this proposal . The proposed communal entrance stairway to the flats up against Number 70 being a grade 11 listed house is not in keeping with this conservation area.

4. Highway Safety

The increased parking of additional cars for the flats in the ground floor garage will increase access onto the highway which has no safe site lines onto the pavement for pedestrians nor onto the highway for oncoming cars.

5 . Disabled Access

There is no provision for disabled persons access to the proposed flats.

6. Archaeology

The archaeological history of the local wells will be disturbed by the proposed foundations and drainage for the development and archaeological evaluation is needed in this respect .

I for all the above reasons , strongly object to this proposed development. I respectfully request that you consider all of the above?

Yours sincerely
Susan Brookes

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

**If you have provided an email address, all correspondence including the decision notice will be sent by email.
It is therefore important that you keep us informed if this changes during the course of this application.**