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21st December 2020

Martin Daniel and Mary Barrett
Newburgh
School Lane
Arundel
BN18 9DR

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

Dear Sir/Madam,

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:

OWPC32299

Dear Mr Wood: We wish to object to the proposal for the construction of two flats above the garage at 70A Tarrant Street. Our property directly abuts the northern end of the garage site. In common with its impact on neighbouring properties, this obtrusive development would result in our loss of light, privacy and views of the historical streetscape of the conservation area.

While the Wightman document supporting the development claims it would "enhance the streetscape" with a "design that better complements its setting" (1.3) it fails completely in this respect. In particular, several objectors note that Juliet balconies are entirely out of keeping with the Tarrant streetscape, and would create undue loss of privacy, noise and disturbance. Importantly, the Juliet balconies also go against the council's February 2020 support for the project, which emphasised fenestration considerations and was specifically based on its use of a bay window frontage.

The Wightman document dismisses the fact that the current height of the building has only been in place for just under a century, and so is irrelevant. This misses the fact that concerns of neighbours and others regarding the property prior to 1924 would be completely different to those today. The few exceptions, such as the right to light, show how important this latter consideration must be in determining the outcome of the application.

In evaluating this proposal it is also important to note the recent history of the garage site, which in 2007 was vacant, dilapidated, and faced severe environmental problems to do with unused but potentially leaking petrol storage tanks, and asbestos. Its dangerous and toxic condition meant there were no local objections to the plans proposed in 2007. The permission granted then has since expired and was in any case superseded by the 2010 approval. So the local lack of objections to past proposals should have no impact on the current plans for a building that is not vacant, is well built, and is a saleable and valuable property in the context of

Arundel's parking problems.

At the same time the lack of a land contamination assessment in the plans and the vague environmental health response to the issue is of concern. There may be problems relating to residual toxic waste from the oil tanks or use of asbestos that would not have been an issue in its reconstruction as a garage in 2010, but could have a severe impact on the local environment and on nearby properties and their residents once the extensive work needed by the development is carried out. These potential problems must be addressed in detail and full remediation measures proposed and implemented before any final decision.

Other issues relating to this application have been made by other objectors, such as the opaque presentation of the plans, and the absence of rubbish and recycling bin storage (creating potential health and vermin problems). These should also be considered in assessing this application for which a full risk assessment is needed given the environmental history of what was a very different property to the one now envisaged.

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.