

-----Original Message-----

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 05 January 2021 07:16

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Proposed Development 70A Tarrant Street Arundel BN18 9DN Reference No. AB/118/20/PL

Neighbour objection letter

Andrew Wood MRTPI

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-----Original Message-----

From: Susan Brookes [REDACTED]

Sent: 20 December 2020 13:20

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: Proposed Development 70A Tarrant Street Arundel BN18 9DN Reference No. AB/118/20/PL

20/12/20

Mr Andrew Wood

Planning Department

Arundel

Susan Brookes

Trinity House

91 Tarrant Street

Arundel

BN18 9DN

Dear Mr Wood

I am writing to object to the above Proposed Development as 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 or 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 proposal 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 onto 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 sight 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 archaeology 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 and respectfully request that you consider all of the above comments.

Yours sincerely  
Susan Brookes

Sent from my iPhone