

Stephen and Jacqueline Jermyn
70 Tarrant Street
Arundel
BN18 9DN

Attention Andrew Wood .

Ref : AB/118/20/PL
Proposed development at 70a Tarrant street. BN18 9DN

Dear Mr. Wood,

I am writing to object to the proposed development. My objections are as follows:

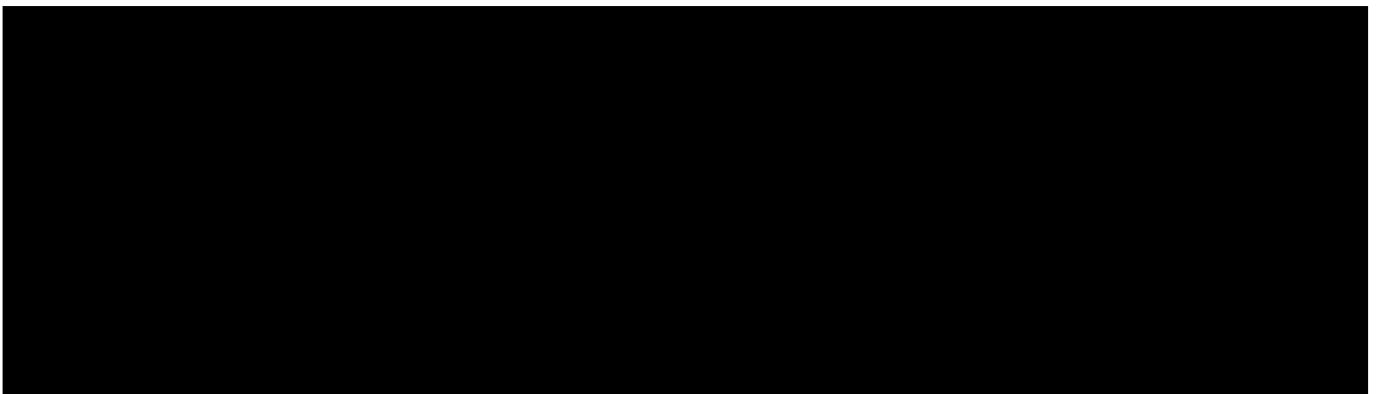
1 History

Before the construction of the garage in 1924 there were two single storey cottages, one behind the other, built against my east flank wall. Access to them was from the east walls of both properties. The only windows, which are now bricked in, on my east wall are high level confirming the single storey construction of these cottages. A three storey building (Including two flats) in this space is therefore out of keeping in the conservation area and this proposed infill is excessive and unprecedented.

2 Listed Building

The proposed development does not sit well in this setting and would lead to the ruination of the façade of an 18th century Grade Two listed building (No. 70). The stairs to the first floor will permanently alter the character and integrity of number 70, my house. The development is in effect a 3 storey structure which is an anachronistic addition which will impact negatively on the street scene as it is not in keeping with the buildings surrounding it . There has never been a three storey building in this space and such a proposed building will remove the valuable amenity of the space which has been there for over 100 years., and enjoyed by all surrounding neighbours.

3 Overshadowing and Loss of Light.



express strongly enough how much this will negatively impact on me and the inhabitants of 70 Tarrant street.

4 Overlooking leading to loss of privacy

The development overshadows and overlooks my living/bathing space resulting in complete loss of privacy and light .

The window (which I cannot see on the plan but which the developers informed me would exist) would look straight into my room and would completely destroy all privacy, window or no window. I could not be more infringed upon and the quality of my life would be badly compromised by these negative impacts if the Plan were given approval.

5 Noise and Disturbance

The development butts up against my flank wall and the constant coming and going, the shutting of the front doors, and the noise created within the dwellings has the potential to be a nuisance, further contributing negatively to the quality of my life. I object to the proposed new external stairway up against my grade 2 listed wall, another noise contributing factor and also out of keeping with the conservation area and exists nowhere else throughout the Tarrant Street conservation area. The developer informed me that he may consider Air BnB letting for the two flats. If this were the case the constant noise and different people in and out of said proposed flats would make my life intolerable, not to mention the added aggravation of more vehicle pollution and parking problems.

6 Over development , Massing and Overlooking

The development comes back too far extending past the end of my house a further 12 feet. This is much further than the proposals lodged in 2007 (where the building proposed to come back as far as the end of my house, and thereafter it was to continue on as one storey) and is a case of massing causing extreme overshadowing and overlooking which in turn causes loss of privacy. The proposed construction is out of line with the back of both 70 and 64 and is so intrusive and invasive blocking light and aspect causing an extreme feeling of being hemmed in and overlooked.

7 Previous Planning

The developers appear to be putting forward (quite probably unintentionally) a misrepresentation of the granting of past Conditional Planning on the site in 2007. The applicant claims precedent in the 2007 grant of planning. This is fallacious as in 2007 the existing building was delapidated, toxic and falling down. The West Sussex county council had also placed a removal or make safe order on the existing building as the two petrol tanks buried in the ground were a dangerous liability and should be removed within six months. There were therefore very few serious objections to its demolition and in fact planners and public alike were in favour of its removal in order to replace the delapidated buildings. The situation now is very different - the existing garage is in good order and not falling down and does not present an impediment to all surrounding neighbours.

The previous planning application (AB/177/07/) bears no relation at all to the present application in that the previous application was based on entirely eco principles, the predication that something had to replace the delapidated building ,was a two storey house, did not involve any car space needed as there was provision made for a bicycle store at the front and was effectively a blueprint for other developments to follow suit on this eco principle. This was done in close consultation with the conservation officer at the time. The present application is for two one bedroom flats - not a dwelling for living or domicile for a nuclear family and is unnecessary and is a three storey building. It fails all the previous allowances in every respect.

The potential main objectors who owned 64 Tarrant st did not object as they were in [REDACTED] where they lived and were unaware of the planning application which threatened their light. When they were made aware they approached Mr. [REDACTED] the owner of the land and bought the land from him and built the present garage. This was a commendable solution to the problem of having a two storey house in the historical space which would block light and sunlight to all neighbouring properties.

8 Current Plans

Incomplete and incomprehensible plans. There is no scale on the plans and no benchmark making it impossible to ascertain the height of the roof and the distances and measurements of the building. In the Wightman statement contained in the Application the photograph of the flank wall of 64 Tarrant st. does not show the four existing windows giving the impression that there will be no ill effect from the construction when in fact a huge percentage of light will be lost to the windows of 64 by the erection of a wall four feet from the flank wall, up to the roof line. There is also no indication of windows overlooking 70 Tarrant st when the developer himself has told me that there will be overlooking windows. This gives a distorted impression of the negative impact on both 70 and 64 that the new development will have. Juliet balconies are not in keeping with current architecture and do not improve the existing street scene. The large windows when open will create additional noise from the inside of these flats and cause loss of privacy to the houses on the south side of Tarrant street.

9. The Developer has told me that he proposes to let the flats to Air BnB. Arundel is inundated with accommodation and many people who already have Air BnB accommodation are not getting the amount of business to sustain them. Air BnB s are the ruination of a community with constant changeovers, endless different celebrations and an annoyance to the residents. (they have been banned in Paris for this reason). We do not need more accommodation like this turning the town into small letting units . We are a working town and this sort of development does not enhance or promote Arundel or its community in the way that the residents of the town envisage the future.

I would welcome the opportunity to speak at the Committee planning meeting if possible and i understand that one is given a limited time in which to speak. Without this facility I feel i cannot fully pray the negative effect that this proposed development will have on my life.

Yours sincerely,

Steve and Jacqui Jermyn.

