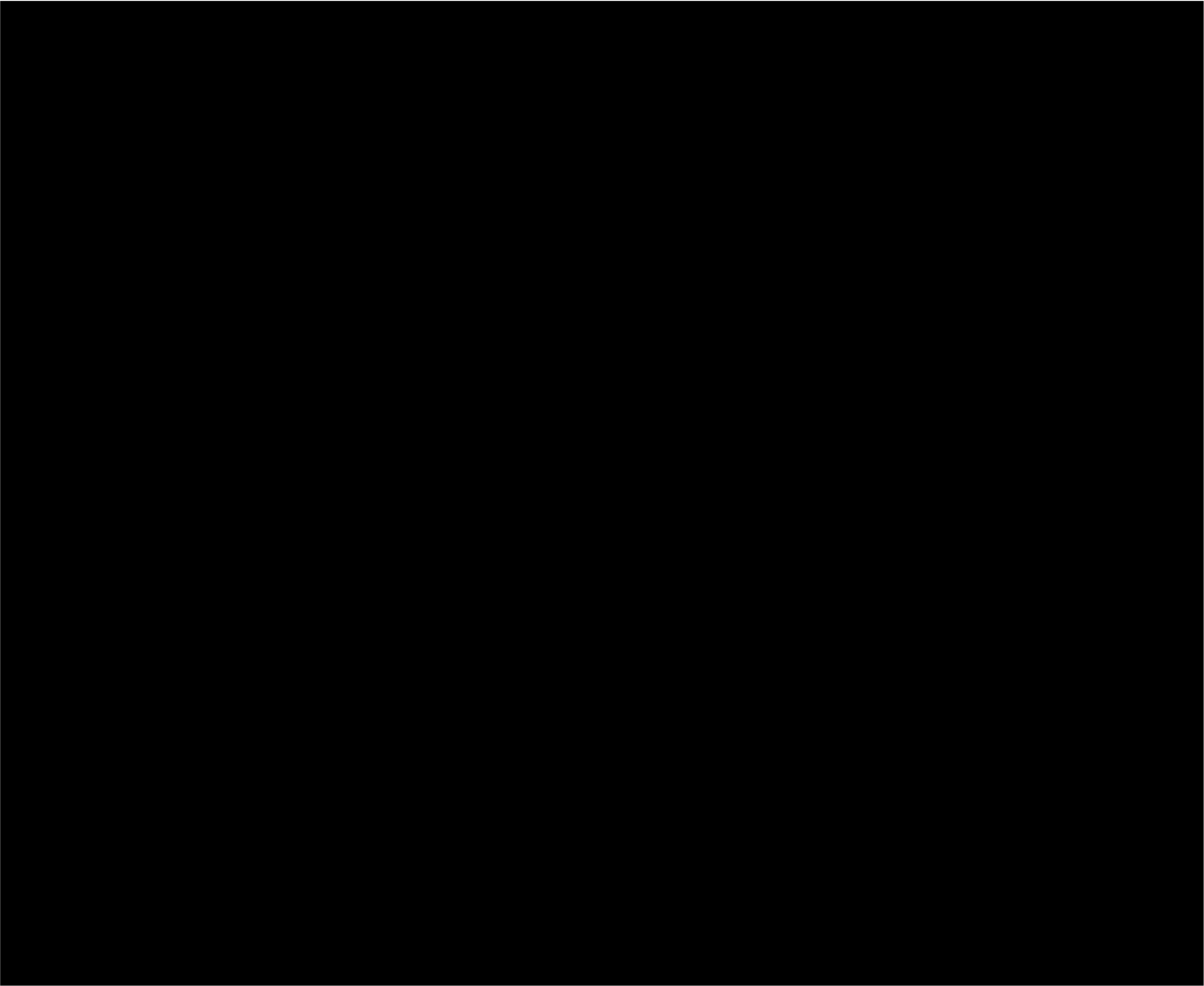




From: Natasha Clark [REDACTED]
Sent: 03 July 2013 11:32
To: Planning
Subject: FAO: MRS A GARDNER - Planning Objection RE: AB/120/12

TO: Mrs A Gardner
Planning Officer
Arun Council.

RE: Planning Application **REF: AB/120/12 for Land Adjacent to 84 Maltravers Street, Arundel.**

3rd July 2013

Dear Mrs Gardner

Please accept this letter in email form (letterhead copy also attached) as a formal objection to the proposed development of the land adjacent to 84, Maltravers Street Arundel.

This is the third planning application made for this site since March 2012 and I wish to convey that I have studied the relevant documents on the Arun.gov website and the revised proposed plans relating to this application very carefully particularly in relation to the Planning Support Statement made by Rodway Planning Consultants and am therefore not just objecting to the plans from a 'not in my backyard' attitude but have given the application and all the documentation submitted serious consideration. However I still strongly object to the proposal and hope that planning is denied.

Many of my initial concerns and reasons for my objection remain the same as previously, therefore I enclose copies of my previous objection letters for your consideration and reference ('planning objection2.docx' and 'planning objection AB 8 12.docx'), but in response to this particular application I have the following response, much of which is a direct reaction to the planning support statement made by Rodway Planning consultants and to the agreement to pay a contribution to the Affordable Housing fund.

In the document written by Rodway Planning Consultants in support of and arguing for consent they cite and quote that an important element of the NPPF is "a presumption in favour of sustainable development which should be seen as a golden thread running through both planning making and decision making" UNLESS "any adverse impact of doing so would significantly and demonstrably outweigh the benefits".

Exactly! The only benefits would be to the landowner/developer in financial profit, there would be no benefit to the local community bar the addition of one further occupant who may or may not contribute to the use of local facilities and businesses etc and there is zero benefit to the character of the area/town/community and a negative effect to the integrity of the area and surrounds.

They selectively cite and quote various parts of alterations to governments thinking and emphasis on planning and although they articulate this well, for me and many others I have spoken to, it doesn't alter the fact that an attachment to this terrace would be detrimental to the character of the terrace and the surrounding area. Fundamentally this is because the terrace is a run of 6 houses and no amount of "sympathetic architecture" can alter the fact that to add onto it would make a 7th house and that would upset the overall symmetry and flow of the terrace. I appreciate the re-designed plans have addressed some individual issues regarding placement of doors and windows etc but none of this has a bearing since the actual body of the building itself would upset the overall symmetry, to address this, two buildings would need to be erected or better still leave it as it is.

Please do not be swayed by a selectively argued case by the planning consultants, they lean heavily on the point that permission of the principle of a dwelling has already been given and therefore stress that only aspects of the design are what is preventing the acceptance of this/previous plans, despite the clear caveat (which they themselves cite) that this principle is dependent on any build "being of an acceptable design, size, and location that would preserve and enhance the appearance of the conservation area or the listed building and its setting". This plan does not adhere to this caveat for it completely belittles the preservation of the Conservation Area and is detrimental to the appearance of the Listed Terrace and its setting.

Rodway Planning Consultancy also try to convince that Dr Wightman's comments in his role as Historic Buildings Advisor are now void as they believe them to be addressed and write that although he is "an important consultee in relation to the application" [he is] "not the decision maker". However I do not believe the most important aspects of Dr Wightmans concerns have been addressed, for as said previously, no amount of tweaking of the design and copying of architectural details or materials alters the fact that the terrace would not be a symmetrical 6 but asymmetrical 7 properties if the plans were to go ahead.

Despite this lengthy letter of support of the application by Rodway Planning Consultants, I still believe and feel passionately that this plan should not be granted for reasons written above and also due to other reasons as outlined in my objections written for the previous submissions, hence I have attached my previous letters of objection for those same points to be re-considered in line with the current application.

I would also like to stress that I have noticed this week that further (unauthorised?/authorised?) clearing of the garden and cutting back of boundary trees has been conducted, presumably in preparation of building works which the property owner obviously feels confident in obtaining. Has the relevant permissions been obtained for the tree works? Cars have also been parked up on the grass verge directly outside the property in question causing continued and further damage to the verge and obstruction to road users and pedestrian safety and this is clearly illegal parking that should be prevented and investigated, and which only goes to exemplify my argument that any additional housing without integral parking would further encourage this mis-use of WSCC highways land and pose a threat to the safety of Highway users and residents. Photographs taken this week (and previously) of the parking infringements are available on request.

Although I am pleased to note that the proposer is agreeing to pay a Affordable Housing Contribution of £14,498 if planning is granted, this is in essence a meagre sum in terms of their potential profit gains and although I am sure it would be a welcome contribution to the Affordable Housing coffers, does it really pay for irrevocably and permanently altering a feature which we should be preserving not destroying? That payment would disappear into nothing in reality but the soul of the street it was a payoff from would be destroyed forever by building a house that local people and ancestral inhabitants of Arundel most likely wouldn't be able to afford, and therefore the payment of this contribution I do not feel justifies the granting of consent.

I do sincerely hope that the Arun Planning Office does not allow itself to be bullied by the planning consultants' statements or other such tactics and upholds the feelings of the Historic Buildings Advisor and residents of Arundel in continuing to deny planning consent of this application. Most of us chose to live in Arundel exactly because it is what it is, a beautiful town that **needs** and **deserves** to be protected and not have pointless additions made to its heart which only serve to benefit the developer in terms of profit and which does nothing to enhance or benefit the area. If consent were granted I have no doubt that the proposer would promptly sell up and move, leaving us who remain with their legacy of a ruined feature of the local architectural

landscape. This cannot be right and therefore I passionately and respectfully request that consent on this occasion is denied.

Yours sincerely,

Natasha Clark
The Bothy
Norfolk House
28 High Street
Arundel
BN18 9AB



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TO: Mrs A Gardner
Planning Officer
Arun Council.

RE: Planning Application **REF: AB/120/12 for Land Adjacent to 84 Maltravers Street, Arundel.**

3rd July 2013

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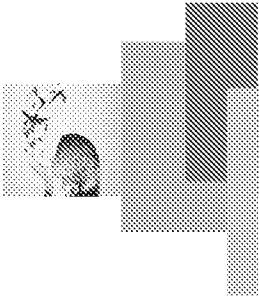
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Natasha Clark

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West Sussex
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Yours sincerely,

Natasha Clark

TO: Mrs A Gardner
Planning Officer
Arun Council.
RE: Planning Application AB/8/12

8th March 2012

Dear Mrs Gardner

Please accept this letter as a formal objection to the proposed development of the land adjacent to 84, Maltravers Street Arundel.

I object to the plans to build a new dwelling onto the existing terrace and in the garden of No 84, on several counts; namely concerning the detrimental affect such a development would have on the area, the disruption caused by the construction, and the inappropriateness of the site for development.

- As the terrace is Grade II Listed and sited at the start of one of Arundel's premier streets (containing some of its most historical and architecturally interesting housing stock) to alter this with an extension would directly contravene the historic and architectural integrity of the area.
- A new build attached to this terrace would upset the flow of the existing terrace of 6 near identical houses as the new build would make a seventh, thus odd number.
- A new build would cover up the returning end wall which shows evidence of old subsidence repair and as such has a charm, character of its own as well as demonstrating old methods of repair.
- The development would unnecessarily alter the existing balanced appearance of the terrace as the line of the chimneys, windows and front doors would all be unbalanced by the addition. The old perimeter wall would be changed and the vista fronting onto Maltravers Street would be changed to its detriment.
- The development would do nothing to enhance or protect the existing area and would detract from the area by being odd, inappropriate and unnecessary.
- The development would do nothing to lessen the shortage of affordable local housing.
- The development would further exacerbate the parking problems experienced by residents of the direct area, leading to increased counts of illegal parking. Already there is a tendency for some to park on the verge outside the property which causes traffic obstructions as well as damage to the verge itself.
- The build would impact on the canopy of the large sycamore tree growing on the sites boundary. This tree is a mature native of significant age (at least 100 yrs) and would need limbs removing as they hang over the space in which the new build would be constructed. This would unbalance the shape of the tree.
- The site is low lying and it and the adjacent field (currently used as a paddock) regularly flood after any period of heavy or persistent rain. Presumably to counteract this, the

foundations would need to be very deep, thus disturbing the roots of the aforementioned tree which should be protected.

- There would be considerable noise disruption to the residents of the immediate surrounding area whilst construction was in progress.
- The site is adjacent to a very busy junction and there would be significant obstruction to the traffic either entering or exiting the busy roundabout caused by delivery vehicles, skips and heavy plant/machinery attending the build all which would obstruct both access and visibility for vehicular and pedestrian traffic.

It is my firm belief that if planning were granted, it would have a severely adverse affect on both the residents of the area and the surrounding area landscape and I would urge the planning department to consider these points and deny planning on this occasion

Yours sincerely,

Natasha Clark
Resident
11 Surrey Street
Arundel
BN18 9DT

TO: Mrs A Gardner
Planning Officer
Arun Council.
RE: Planning Application **REF: AB/121/12/L**

13th December 2012

Dear Mrs Gardner

Please accept this letter as a formal objection to the proposed development of the land adjacent to 84, Maltravers Street Arundel.

This is the second planning application made for this site this year and I wish to convey that I have studied the relevant documents on the Arun.gov website and the revised proposed plans relating to this application very carefully and am not just objecting to the plans regardless but have given the application serious consideration. The revised plans have been resubmitted with significant changes from the original proposal submitted in March this year but I still strongly object to the proposal and hope that planning is denied.

Although the new plans stress that the new extension would imitate the architectural details of the existing terrace, I still feel that the extension would be detrimental to the integrity of the existing grade II listed terrace as although the new plan is attempting to copy the existing, it doesn't alter that fact that it *is* an imitation, that it *does* unbalance the terrace and that the development *would* have a detrimental effect on the area, *would* cause unnecessary and significant disruption in construction, and doesn't address the inherent inappropriateness of the site for development.

Therefore many of my points for objecting to this planning application are similar to my original objections and I do not feel the revised plans lessen these objections. Many of my original objections have not been addressed by the revised plans and fundamentally I believe this garden should not be developed and that this site should not be developed. My reasons include;

Reasons for Objection

- As the terrace is Grade II Listed and sited at the start of one of Arundel's premier streets (containing some of its most historical and architecturally interesting housing stock) to alter this with an extension would directly contravene the historic and architectural integrity of the area. This point is not nullified by the plans intention to copy or imitate the original terrace stock and in fact even seems more distasteful in its belief that to 'stick another one on the end' does not completely upset the integrity of those that have stood there for 200 or so odd years.
- A new build attached to this terrace would upset the original design of the terrace as the new build would make a seventh house, thus odd number. This also impacts on the flow of the architectural details, particularly the front doors.
- The development would unnecessarily alter the existing balanced appearance of the terrace as the line of the chimneys; number of properties, pattern of windows and front doors would all be unbalanced by the addition. The vista fronting onto Maltravers Street would be changed to its detriment.
- A new build would cover up the returning end wall which shows evidence of old subsidence repair and as such has a charm, character of its own as well as demonstrating old methods of repair.

- The development would do nothing to enhance or protect the existing area and would detract from the area by being odd, inappropriate and unnecessary.
- The development would do nothing to lessen the shortage of affordable local housing.
- The development would further exacerbate the parking problems experienced by residents of the direct area, leading to increased counts of illegal parking. Already there is a tendency for some to park on the verge outside the property which causes traffic obstructions as well as damage to the verge itself. Many of the “spaces” identified in the parking survey are in reality too far away for the potential new occupants to use and many cited in the survey were actually in Wheelwrights Close which is not permissible to non- residents of this street. The parking survey availability numbers have been artificially inflated to look positive for the proposal and if you were to ask any local resident of School Lane, Surrey Street or Maltravers Street they would concur that there is not enough space to accommodate even two more vehicles for a new dwelling.
- The build would impact on the canopy of the large sycamore tree growing on the sites boundary. This tree is a mature native of significant age (at least 100 yrs) and would likely need more limbs removing as they hang over the space in which the new build would be constructed. This would further unbalance the shape of the tree, which has already been affected by unauthorised limb removal. Since the previous plans were submitted in March, illegal tree surgery has already taken place on this tree, as a main lower limb was removed to a stump from the main trunk without seeking permission. I believe that this is an illegal act and a fineable offence. The owner of this property clearly has no regard for the preservation of the tree or respect for local planning laws and is only interested in profit, not the benefit of the town and community.
- The site is low lying and it and the adjacent field (currently used as a paddock) regularly flood after any period of heavy or persistent rain. Presumably to counteract this, the foundations would need to be very deep, thus disturbing the roots of the aforementioned tree which should be protected.
- There would be considerable noise disruption to the residents of the immediate surrounding area whilst construction was in progress.
- The site is adjacent to a very busy junction and there would be significant obstruction to the traffic either entering or exiting the busy roundabout caused by delivery vehicles, skips and heavy plant/machinery attending the build all which would obstruct both access and visibility for vehicular and pedestrian traffic.

It is my firm belief that if planning were granted, it would have a severely adverse affect on both the residents of the area and the surrounding area landscape and I would urge the planning department to consider these points and deny planning on this occasion

Yours sincerely,

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