

Amanda Scholes

From: Rosalind Bentley on behalf of Planning.Responses
Sent: 14 December 2012 09:50
To: Amanda Scholes
Subject: FW: planning objection ref: AB/121/12/L

From: Anita Gardner
Sent: 13 December 2012 13:55
To: Planning.Responses
Subject: FW: planning objection ref: AB/121/12/L

Please treat as a representation

Anita Gardner | Principal Planner, Planning Department, **Arun District Council** | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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Save the environment - think before you print.

From: Paul Sheppard [REDACTED]
Sent: 13 December 2012 13:48
To: Anita Gardner
Subject: planning objection ref: AB/121/12/L

Dear Mrs Gardener,

I am writing to express my concern over the proposed planning application submitted to Arun Council to develop the site/garden at number 84 Maltravers Street Arundel. The plans are for a new house which although the plans state would be constructed to closely imitate the existing houses, I believe in principal any new dwelling, whether imitation or not, on this site would be completely wrong and thus object to the proposed plans.

There would be terrible disruption caused to neighbouring residents with the construction of such a large project particularly noise and parking suspensions etc and as it is so close to the roundabout I believe the safety of pedestrians and drivers would be put at risk by the blocking of access and visibility to Maltravers Street by construction machinery and skips etc. There is also not enough space for any new parking which would be undoubtedly required by the potential new occupants of a new dwelling, despite what the parking survey implies...this is not feasible.

I also object to the plans as this is a listed building and in a prime location and conservation area and to build purely for profit and not for any community or heritage gains would be wrong. I sincerely hope this planning application is refused.

Sincerely,

P Shepherd.

Amanda Scholes

From: Rosalind Bentley on behalf of Planning.Responses
Sent: 14 December 2012 09:50
To: Amanda Scholes
Subject: FW: planning objection ref AB/121/12/L
Attachments: damaged.verge.outside.84maltravers.st.JPG;
illegal.parking.outside.84.maltravers.st.JPG

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

From: Anita Gardner
Sent: 13 December 2012 13:58
To: Planning.Responses
Subject: FW: planning objection ref AB/121/12/L

Please can this be treated as a rep

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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-----Original Message-----

From: natasha clark [REDACTED]
Sent: 13 December 2012 13:55
To: Anita Gardner
Subject: planning objection ref AB/121/12/L

TO: Mrs A Gardner
Planning Officer
Arun Council.

RE: Planning Application 84 Maltravers Street, Arundel. REF: AB/121/12/L 13thDecember 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. Please see attached 2 photographs illustrating points.
- 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, Natasha Clark Resident

11 Surrey Street
Arundel, BN18 9DT

Natasha Clark
The Garden Girl
GetTheGardenGirl

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