

B M Shortland
Apt 4
Caen Stone Court
Queen Street
Arundel
BN18 9FE

Your Ref: OWPC2625
Our Ref: AB/130/13/ 16-12-2013
Please ask for:
Mrs A Gardner

2nd May 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Change of use and extension to create 3no. self contained apartments and 1no. maisonette. This application affects the character and appearance of Arundel Conservation Area
Arden Guest House 4 Queens Lane Arundel

Thank you for your internet representation made on 1st May 2014 which has been recorded as '**support**' with the comments as follows:

While supporting the planning application in principle we do have issues with the proposal.

Our property directly faces the East elevation and we are concerned with privacy. Windows in the new staircase will have an effect on this and we insist they are fitted with obscure glass.

In Section 9 Materials, there is no mention of plans to re-tile the existing ground floor roof. The current appearance would suggest it is in poor condition and therefore believe there should be provision to re-tile the structure.

The site plans indicates an existing concrete panel garage be removed. Should the building incorporate asbestos then we insist residents of Caen Stone Court be notified prior to demolition taking place.

The location of the planned parking bay for flat 2 at the junction of Queens Lane and Fitzroy Road is hazardous especially taking into account the road width. We believe parking for this flat should be relocated to the visitors bay especially as there is adequate public parking available in the Lido car park.

Finally there is the issue of site access during construction. We recognise that scaffolding will encroach into Caen Stone Court. This will have the effect of limiting access for emergency vehicles and the parking of vehicles for those residents with allocated car parking spaces. My space is adjacent to the proposed re-development and therefore I require adequate protection is provided to prevent damage to the vehicle.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration