

M & R Hartley
19, Caen Stone Court
Arundel
9FE

Your Ref: OWPC2747
Our Ref: AB/130/13/ 16-12-2013
Please ask for:
Mrs A Gardner

14th 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 14th May 2014 which has been recorded as '**an objection**' with the comments as follows:

*We have carefully studied the basic plans for this application and based on the expectations of this project we cannot support this change of use in its present form. The plans are basic but the amount of work proposed we believe to be too ambitious for the building to support 4 units. The disruption to both pedestrians and local traffic will be severe, as at the moment heavy lorries use Queens Lane and Fitzalan Road and it is a dangerous corner. The Council allows parking in Queens Lane without a pavement and these dangerous conditions must be addressed before more traffic is added to this small stretch of road. Our main objection is the building of the staircase, an addition to the building, which will cause much noise and dust on our complex. Should new plans be drawn up with only internal alterations, the change of use we would support providing the parking of cars in Queens Lane is prohibited and a footpath built. D
Hope to hear from you in the near future.*

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