

7 - APR 2026

Beech House
35A Torton Hill Road
Arundel
West Sussex
BN18 9HF

Group Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

2 April 2026

Dear Group Head of Planning,

Planning Application AB/13/26/PDH
37 Torton Hill Road
Arundel

We are the owners/occupiers of the adjoining property which directly faces and overlooks No 37. This is a written response to the planning application above and provides more detail to our comments entered on the online facility.

We have no objection to the planned single story extension as submitted however as the development and use of No 37 has a material impact on our home, we would like the planners and owners to take note of the comments listed below. Our comments are intended to help build and maintain good relationships between our new neighbours and ourselves. We are also mindful that properties are sold on so we are also thinking about potential future scenarios

We purchased no 35A as a home for us to retire and grow old in and expect it to be in our ownership for the next 30 years.

The history of No 37 is linked with No 35 (Crondels) which is one of the first houses on Torton Hill Road. No 37 was built as a Staff Annex to Crondels ; the original call system linking the two properties still exists. The design of the two properties shows that care was taken to retain privacy for both households. Our property was built in the late 60's on what we think was the old tennis court. It sits on an elevated position with a steeply sloped garden, with a large kitchen window and two patio doors leading to a rear terrace that runs the full width of the house overlooking the garden. The master bedroom also benefits from full height windows and a Juliet balcony . All these windows, the terrace and rear garden face Number 37s North side.

On the Land Deeds, our property is responsible for the boundary between no 35A and No 37. We purchased the property in 2023, at which point the garden was unkempt having been left untended for circa 20 years. We are in the process of a 10 year renovation to build a garden for our future enjoyment. This has included major tree works and clearance of overgrown brushwood - this uncovered that there was no fence or barrier between our property and No 37.

We have since installed a split rail fence with a chain link fence in the section by No 37s back door. When the chain link fence was being fitted it became evident that there was a significant difference in the ground levels between the two properties and no barrier to retain soil. On the survey maps submitted in the planning application you will note that the new chain link fence is built at an angle and does not follow the boundary - this was because the fence fitters were concerned not to break the existing root structures that are helping to hold the soil in place. It is also allowing ground water to flow naturally downhill. Digging in this rear corner area has uncovered a deep section of clay (we understand that Crondels has a historic covenant which prevents the owners mining clay which is indicative of the clay deposits in the vicinity).

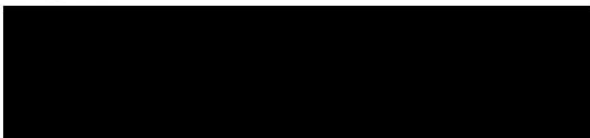
We are the custodians of a large Oak tree, which is identified as T1 in a TPO. The TPO includes the two Oak trees identified at T2 and T3 in the front garden of No 37.

In response to the application we make the following comments:

- 1: The need for the current owners and any future owners to maintain mutual privacy; especially as our kitchen, dining room, living room and master bedroom are in full view of those entering and exiting the front and rear of No 37. The current plan is for a single storey
2. The need for the current owners and any future owners to preserve the privacy and tranquillity our garden and terracing as a private amenity. Any significant and sustained noise or lighting will impact on our use of our garden. For example, floodlighting the rear patio of No 37, the installation of a swimming pool or operating a noisy business (e.g. dog or childcare or mechanical works) from the property would have a significant detrimental impact.
3. The impact of the extension and any future development on the downhill flow of ground water, noting the evidence of heavy clay deposits in the area where the three properties adjoin.
4. That the chain link fence does not follow the boundary between the two properties. We would need to be informed of and agree to any changes or work on the boundary between the two properties.
5. That we are informed of any changes or amendments to the current planned extension.
6. The benefit of acting jointly as custodians of the three Oak Trees identified as T1, T2 & T3 in the TPO.

We wish the new owners well in their new family home.

Kind regards



Mr Nicholas and Mrs Annabelle Walker

PL- Rep

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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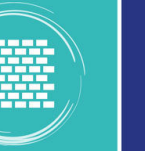
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 07 April 2026 15:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw:

rep

Breezie Allwright

Planner Degree Apprentice, Planning Department

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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: scanfrompostroom <scanfrompostroom@arun.gov.uk>
Sent: 07 April 2026 12:22
To: Planning <Planning@arun.gov.uk>
Subject: