

Karen Jones
30 Ellis Close

bn189lg

Your Ref: OWPC18314
Our Ref: AB/39/18/PL 04-04-2018
Please ask for:
Ross Leal

21st May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 3 No. 2 bedroom dwellings with associated parking & landscape.
Land adjacent to 30 Ellis Close Arundel

Thank you for your internet representation made on 19th May 2018 which has been recorded as **'an objection'** with the comments as follows:

The building of these properties will cause the devaluation of my home as I will be overshadowed by the new houses. To egress my home I will go into a dark alleyway to be faced by the side of the new houses. The new houses will stand further forward than the current terrace that I am the end of, the light that will be blocked will have a huge negative impact. This is not acceptable to me and the lack of thought is poor. The new builds will overlook the back gardens of homes to the extent they will be able to see into each other's homes windows. This will have a huge impact on privacy. The rear of the planned houses already has a problem for fly tipping so will only encourage more of this due to it being cut off with a severely restricted view. I do not feel that the plan to add these new houses and movement of vehicles has been considered. The Council have a duty of care to the surrounding area, the residents and infrastructure as to how the new houses will impact on all of these groups. I hope that this would be an extremely important part of any planning and do not feel that these have been considered carefully. There are suitable sites to build numerous amounts of properties rather than cramming in small, dark, over populated odd amounts. Ellis Close was built in the 1980s, a car park was deemed necessary for the residents/visitors without driveways. This was during a time when fewer families owned a car. So how is it that, now most of the properties have at least 2 cars to park, it is deemed appropriate to withdraw the car park and cram in 3 more houses? The plan shows parking for the new houses and their visitors however, it does not seem to take into consideration any of the other properties that will no longer have available parking. My front garden is not large enough to make into a drive. My vehicle will hang over the pavement which is illegal to block the pedestrian walkway. I will not be able to park outside my property on the roadway as it would block access to the new houses, I will not have any available parking within a reasonable distance without causing an unacceptable knock on effect to local residents. I never have, and never will park half on- off any pavement as they are for the safe use of pedestrians. There is also a drop kerb which should be kept clear at all times for pedestrian/wheelchair/pushchair safe passage, allowing a clear and safe view. I am not the only property with this issue and know the addition of the extra cars within the Close is a dangerous situation waiting to happen. The impact of the extra vehicles needing to use Canada Road and adjacent streets for parking will be unacceptable. Canada Road is already used as a rat run during peak times, by hundreds of cars travelling at extreme speeds. More cars needing to park will have a huge impact on the already unsafe road. Lack of pull in spaces causes regular standoffs. More vehicles from Ellis Close onto Canada Road is without doubt making this unacceptable situation worse. Private drives are being installed to allow for their own parking, however they then add road markings to dictate where others cannot park, which limits things even more. Local town events always cause dangerous amounts of visiting vehicles to park, many illegally or dangerously along Canada Road and adjacent streets causing extremely dangerous situations. It won't be

long before a death occurs. When the check was done to see how many cars use the car park it was during the day, so unsurprisingly, the car park was almost empty. That would make sense as everyone was at work. I can assure you that every evening the car park is full with 14/17 vehicles. I encourage another check to be done during the evening. This plan will have a negative impact on the surrounding area.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

Planning operates an 'open file' policy and will publish details of your comments on the website. 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 does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website <https://www.arun.gov.uk/planning-privacy-statements>.

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

Neil Crowther
Group Head of Planning