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26th February 2021

K Jones
Otmers Quay
Fitzalan Rd
Arundel
BN18 9JS

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: AB/3/21/PD
Site Address: Riverside House 2 Fitzalan Road Arundel BN18 9JS
Description of works: Notification for Prior Approval under Schedule 2 Part 1 Class AA for erection of one and two additional storeys on existing dwellinghouse.

Thank you for your internet representation made on 25th February 2021 which has been recorded as an objection with the comments as follows:

OWPC34091

To whom it may concern,

I wish to OBJECT to the planning application AB/3/21/PD.

The property is set in a residential area where properties are mostly one or two stories. Although it is bordered by Martlets Court, there are no other single four-storey properties in the neighbourhood.

The proposed alteration would make this property uncharacteristically tall, bulky and out of keeping with the street scene.

It contravenes Arundel Local Plan which states that "all extensions and alterations that are visible on the street scene should respect the establishes spatial character and pattern of the street and make a positive contribution to the locality."

This proposed alteration would be significantly detrimental to the locality. It will cause loss of light and loss of privacy to the adjacent properties.

The current property is partially screened by mature trees, however the proposed alteration would rise significantly above tree height and dominate the locality.

The bulk and height would negatively impact the conservation area on the North side of the river and provide an unwelcome precedent.

The development of Otmers Quay was originally intended as a three-story development. This was refused permission and restricted to two storeys. It would therefore seem iniquitous to grant the application of a four-storey development immediately next door.

The proposed alteration makes the property far more akin to a multi-occupancy property, similar to previous applications made on the site. The current residential dwelling already has up to six vehicles parked on the driveway on some occasions. If developed into a property of over twice the size, I would be concerned about the parking difficulties this will cause.

Yours faithfully,

K Jones

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.