

Della Squires
72 Canada Road
Arundel
West Sussex
BN18 9hy

Your Ref: OWPC5935
Our Ref: AB/57/15/PL 27-04-2015
Please ask for:
Mrs A Gardner

4th June 2015

Dear Sir/Madam

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

Erection of 2No 3.Bed semi detached houses, associated car parking & erection of a car port

Land r/o 74-76 Canada Road Arundel

Thank you for your internet representation made on 3rd June 2015 which has been recorded as **'an objection'** with the comments as follows:

Back in 2011 the same request was made, and was refused at that time, though permission granted for one dwelling. At that time myself and husband objected on that occasion. Ultimately our position remains unchanged.

On a personal level the erection of one dwelling, let alone two, so close to the boundary of our property, is of grave concern. Due to the position of the proposed dwellings, the rear of the new properties will heavily overlook our property and invade our privacy. The new properties will back directly on to the rear half of our garden. Our privacy will, I feel be adversely impacted on by the erection of these dwellings, for financial gain.

The noise and disruption associated with the erection of these dwellings will also have a huge impact on the usage of our garden throughout the time it is in progress.

There is a water course that runs directly underneath the rear of our garden, it runs through the gardens of 74 and 76, and out on to the public high way of Canada Road. The water course comes onto our property through the rear quarter from the north, and runs directly underneath where the new properties are proposed to be built. Responsibility of the water course is that of the home owners so myself, Mrs Attoe and St.Quinton. The erection of two dwellings will without doubt have a significant impact on this. If planning permission is granted it is vital that the works carried out are done so taking into consideration the water course. Work previously carried out by Ms St.Quinten at 76, did not take into account other shared services / responsibilities, and resulted in a significant bill for properties 70, 72 and 74. The issues arose as a result of extension work conducted by Ms St.Quinton. Clearly should the work take place there is a potential risk of causing the land drain system to fail.

Given that we could all be financially responsible for the land drain, questions must be asked as to what would happen should damage be caused by the erection of these properties. Ultimately we could be financially liable for its repair along with Mrs Attoe and Ms St.Quinton, despite the erection of these dwellings being not of our choosing.

On a more general level, having reviewed the plans, I see that the properties are going to offer two parking spaces per dwelling. Plus an additional car port to service 74 and 76. However the new driveways will remove at least 3 parking spaces from the roadway, due to there needing to be access to the driveways. So although the plans may appear as though they are providing additional parking, they are not as they are increasing the strain on the area for parking spaces and removing a considerable number of those currently in

existence.

Parking in Canada Road is already extremely difficult. This is considerably worse in Summer months with events in town. Further properties being added to the location will only further increase this burden.

As I work shift work and there are some evenings I return home in the early hours am unable to park. Vehicles are frequently parked on the grass verge areas. This is unsightly but necessary. There are times when I finish at midnight, and when I return home I have to park a considerable distance away ; beyond the junction of Green Lane Close. Currently there are a couple of houses (68 & 62) where persons do not own vehicles. However due to the age of those occupants this will sadly change in the near future without doubt. Parking issues are epidemic as a result of changing times. This is especially true in Canada Road this application would result in adding to this burden.

Should planning permission be granted I feel it will have a detrimental effect for all those living in the vicinity. I have considered the application carefully and understand why the application has been made. However I have to consider the impact this will have on the quality of life for my life both in the short and longer term.

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 to 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
Director Planning & Economic Regeneration