

Mr and Mrs SQUIRES
72 Canada Road
Arundel
BN18 9hy

Your Ref: OWPC14143
Our Ref: AB/60/17/PL 26-04-2017
Please ask for:
Mrs A Gardner

5th June 2017

Dear Sir/Madam

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

1 No. dwelling with carport & associated off street parking (resubmission following AB/130/16/PL).

Land rear of 74 & 76 Canada Road Arundel

Thank you for your internet representation made on 4th June 2017 which has been recorded as '**an objection**' with the comments as follows:

We object for the following reasons;

Privacy - The proposed development from the plans is for a four bedroom bungalow, set over two storeys, and not 3 bedrooms. The building of this two storey property will seriously impact on the privacy of our family. The rear of the proposed building will be just 6 metres from our boundary. We objected previously when it was 10 metres. This has been further reduced. Although a bungalow it will be over two storeys, the height of the purposed building will completely over look our garden and into the rear of our home. A fundamental human right is the right to a private life. The erection of this dwelling will impede this right. Parking - The area is blighted by parking problems. From the plans a new crossover the width of at least four garages has been implemented thus losing a significant amount of existing on street parking. Currently the on street parking is available for all residents. However the crossover point will be removing these spaces and reserving parking for those who are involved in this project. This will have a detrimental impact on a number of residents locally. I see that there are also two individual garages and drives for no. 76 and 74. These add to the loss of on street parking. The existing double garage at 76 is not currently used for parking. In the plans it is said there are no current parking provisions and this project will create 4 spaces. However any perceived gain is off set by the loss of on street parking spaces to allow access to the proposed development. This is simply monopolizing already limited parking.

Flooding - Looking through the application there is a question- Is the proposed development within 20 meters of a watercourse (e.g. river, stream or beck) this was answered no. This is incorrect. There is a substantial watercourse by way of a piped culvert, which runs directly through the proposed development site. This provides land drainage for farmland north of our dwellings to prevent flooding of the A27. Said culvert has flooded several times since we have lived in our property. We have video footage (filmed Jan 2016) of the effects of this. The water passes through our garden downhill and running onto Canada road via the proposed development site. It is of great concern that building work of this nature will interfere and potentially damage the piped section of culvert running through the site, causing severe flooding issues. As riparian owners all residents with a culvert within their boundary (or adjacent) have a responsibility to maintain and protect the culvert. I would like to draw your attention to a section from the Environment Agencies Policy Regarding Culverts 'Technical Guidance on Culverting Proposals (6.0 -6.5 Development proposals/building over) where it states:

"Buildings should not be sited over the top of new or existing culverts. The Agency will normally oppose planning consent for any building over a culvert and, in addition, may recommend restrictions on land use (for example stockpiling) above a culvert to secure structural integrity. The culvert may, in the future, need to be repaired, replaced or up-

rated if conditions in the catchment change. There is also the need to maintain an overland flow route if the culvert is blocked or its capacity exceeded"

The overland flow route is currently through the proposed development site.

It is clear from this guidance that any planning applications made where there is a culvert (be it open or piped as is the case here) needs to be treated with extreme care and careful consideration given, as the consequences could be devastating for the area.

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

Neil Crowther
Group Head of Planning