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17th February 2025

Adam Peasey
18a Tarrant Street
BN18 9DJ

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

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

Application No: AB/6/25/PL
Site Address: Sparks Yard 18 Tarrant Street Arundel BN18 9DJ
Description of works: Conversion of existing single residential unit with associated commercial space to form 3 No. residential units together with associated works and rear/side extension. This application affects the setting of listed building, affects the character and appearance of the Arundel Conservation Area, is in CIL Zone 2 and is CIL Liable as new flats.

Thank you for your internet representation made on 17th February 2025 which has been recorded as an objection with the comments as follows:

OWPC74393

We are writing regarding the planning permission application reference AB/6/25/PL pertaining to Sparks Yard , 18 Tarrant Street, Arundel. We are the owners of the Piano Store 18a Tarrant Street and our property is immediately adjacent to the rear of Sparks Yard.

Unfortunately, we must object to this permission being granted due to impact that this development would have on our privacy. Granting the permission for 3 residential units in this property would have a serious impact on our privacy and our ability to continue to enjoy the amenities of our property. The reasons for our objection are set out below.

- 1.) The buildings are only 3.6 meters apart north to south elevations
- 2.) The windows on the 2nd floor of Sparks Yard are directly aligned with the Piano Store. Therefore, the conversion of sparks Yard into multiple houses/ occupancy, with either bedroom or living space would have a huge impact on the privacy of the Piano Store. Any new occupiers would be looking directly into our bedroom spaces.
- 3.) The windows on the 2nd floor western elevation look directly over and down into the garden of the piano store. Conversion into living or bedroom areas at this end of the building would again severely impact our privacy and ability to enjoy the amenities of our garden.
- 4.) The windows on both the north and west elevation of Sparks Yard were historically fitted with an opaque which in the past protected the privacy of the Piano store. This has recently been removed.

I have sent photo's to your email address to further demonstrate the issues we face

Photo 1 . Shows the incredibly close distance between the 2 buildings. The buildings are only 3.6m apart
Photo 2. Shows the direct alignment of the windows in Sparks Yard and the Piano Store bedroom 1
Photo's 2 & 3. Shows the direct alignment of the windows in Sparks Yard with the Piano Store bedroom 2
Photo 5. This shows the position of the windows on the west elevation of Sparks Yard which directly look over and down into the garden of the Piano Store
Photo 6 & 7. This shows the historical treatment of the windows which were fitted with opaque film to the glass. This was the situation when we purchased the property in March 2021, but it was unfortunately it was removed recently without consultation.

It is therefore our request that this planning application AB/6/25/PL is refused in its current form.

As a last point we do recognise that Sparks Yard needs to find its future use. If the application was amended, or a condition is attached to the planning consent which ensured that the windows we have highlighted are fitted with permanent opaque glass or a fixed louvres system which preserved both parties' privacy then we would have no broader objection and could support the application. This would seem a very fair request as the conversion could proceed into 3 residential units but at the same time our privacy and use of the amenities of our property could be preserved. Hopefully a win win for all.

Yours sincerely
Adam & Michelle Peasey

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>