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Your Ref: OWPC15729
Our Ref: AB/77/17/PL
Please ask for:
Mr D Easton

6th October 2017

Dear Sir/Madam

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

Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the setting of a Listed Building & the character & appearance of the Arundel Conservation Area.

Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel

Thank you for your internet comments made on 5th October 2017 which has been recorded as **'an objection'** with the comments as follows:

1) The Council objects on the basis that the development for 45 No sheltered apartments as it is contrary to the provisions of the Development Plan, namely, Policy 5 of the Arundel Town Council's adopted Neighbourhood Plan which has identified the site for a development of approximately 24 dwellings comprising a mix of dwellings including affordable housing.

2) The Council strongly endorses the professional views of the Council's Conservation Officer and the Conservation Area Advisory Committee that describe the building "as essentially 2 massive, oversized boxes onto which subsidiary elements such as gable and dormers are attached. Together with the false pitch roofs and poor elevational treatment particularly on the red brick section". As such the Council objects to a proposed building that falls well below the quality and design that is required to ensure that it respects the exceptional architecture of Arundel and, so achieve the provisions of Policy Gen 7 of the Local Plan.

3) The site adjoins a nationally important conservation area and, by reason of its unsympathetic design, scale, massing and height it would harmfully detract from the exceptional architecture of the historic core of Arundel and the more modest, spacious, verdant and suburban character of the development along Fitzalan Road. Thus, it would conflict with the guidance in the National Planning Policy Framework in that it fails to make a positive contribution to, but significantly harms, both the Conservation Area and its setting.

4) On the other hand, the existing building on the site contributes significantly to the setting of the Conservation Area as borne out by the District Council's Conservation

Officer; the Conservation Area Advisory Committee and English Heritage, all of whom, consider it to be a building of local interest and worthy of local listing. It is capable of reuse as demonstrated by a similar scheme in Little London, Chichester. As such the Council objects on the grounds that the scheme would result in the unacceptable loss of non-designated heritage asset contrary to Policy HER SP1 of the emerging Local Plan and the advice in the National Planning Policy Guidance.

5) The Council objects on the grounds that the development would cause considerable harm to the appearance of the streets scene along Fitzalan Road as it comprises a bulky uncompromising three /four storey continuous mass of building (where the "token" flying freehold does little to alleviate the imposing structure) that would occupy almost the full extent of, and be set in proximity to, the narrow road frontage where it would dominate and tower above other more discreet and domestic size buildings that predominate hereabouts.

6) The physical amount of development proposed and the degree of hardstanding required to provide associated parking and turning areas results only in very limited amounts of soft landscaping. The development is too large and represents an overdevelopment of the site (which the Council considers to be smaller than that shown on the drawings) that fails to reflect the spatial qualities of neighbouring development where gaps remain between buildings and their respective boundaries and soft landscaping is a feature of established and more modern development.

To be continued

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

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