

SITE NOTICES

At the time of the officer's site visit a notice was satisfactorily posted as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
8/2/12	4pm	on lamp post in Old houses facing main road Street

At the time of the officer's site visit on the _____ at _____ a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE

.....
Officer's Signature

Recommendation Report

Application No. AS/8/12

Committee ☐ : Date _____

Delegated ☒

Recommend Permission ☐

Recommend Refusal ☒

	Date	Signature
Prepared by Case Officer	19/3	
Agreed by Team Leader	21/3	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

Anita Gardner**From:** Anita Gardner**Sent:** 15 March 2012 09:06**To:** 'Andrew Fuller'**Subject:** AB/8/12 - Erection of one dwelling - Land adjoining 84 Maltravers Street, Arundel

Dear Mr Fuller,

Following our telephone conversation last week I have discussed the possibility of a single storey dwelling at the above site with Dr Wightman.

In his view the principle of a dwelling is unacceptable. He remains to be convinced that even a single storey structure can be accommodated without compromising the historic form of the terrace or the relationship of the building to the street scene and the visual permeability of the site.

Yours sincerely

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 723936
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



Mr A Fuller
Andrew Fuller Associates
Norton Studio
School Lane
ARUNDEL
West Sussex BN18 9DR

15th March 2012

Your Ref:

Our Ref: AB/8/12

Please ask for:
Mrs Gardner
Planning Services
Direct Line: (01903) 737529

Dear Mr Fuller

Proposal: Erection of one new dwelling
Address: Land adjacent to 84 Maltravers Street, Arundel

Please find attached the Council's standard notification letter regarding affordable housing financial contribution requirements for information.

Unfortunately, the Council is minded to refuse the above planning application. In such circumstances it would be unreasonable to expect you to enter into a legal agreement to secure the provision of financial contributions incurring the associated administrative costs at this time.

Assuming no legal agreement is entered into, an additional refusal reason will appear on the Decision Notice that no mechanism is in place to secure the necessary financial contributions. However, upon receipt of the Refusal Notice, should you decide to appeal the Council's decision or make a resubmission to the Council you can at the appropriate time instruct the Council's Solicitor to prepare the necessary legal agreement as outlined in the attached letter. In the event of an appeal the Council would withdraw the refusal reason when in receipt of a satisfactory legal agreement.

For information purposes the commuted sum payable for the proposal would be £17,056.00.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely

Anita Gardner
Principal Planner

Siobhan Honney-Bayes

From: Anita Gardner
Sent: 07 March 2012 14:21
To: Planning Responses
Subject: FW: Consultation Response
Attachments: Land adjacent to 84 Maltravers Street, Arundel.doc

From: Ian Wightman [REDACTED]
Sent: 07 March 2012 12:08
To: Anita Gardner
Subject: HBA: Consultation Response

ACK

<<Land adjacent to 84 Maltravers Street, Arundel.doc>>

Dr Ian Wightman

Historic Buildings Adviser -

Design & Implementation

Chichester District Council

[REDACTED]

www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.

[REDACTED]


Anita Gardner

From: Anita Gardner
Sent: 07 March 2012 14:20
To: 'Andrew Fuller'
Subject: FW: Consultation Response
Attachments: Land adjacent to 84 Maltravers Street, Arundel.doc

Dear Mr Fuller,

I attach a copy of Dr Wightman's response in relation to your application. In view of the comments and principle objection I would suggest that there is no negotiated way forward to achieve a positive outcome to the application. I would therefore request that the application is withdrawn, unless you would like the application determined to allow the opportunity to appeal the decision.

Regards
Anita Gardner

From: Ian Wightman [redacted]
Sent: 07 March 2012 12:08
To: Anita Gardner
Subject: HBA: Consultation Response

<<Land adjacent to 84 Maltravers Street, Arundel.doc>>

Dr Ian Wightman

Historic Buildings Adviser -

Design & Implementation

Chichester District Council

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Andrew Fuller Associates
Norton studio
School Lane
Arundel
West Sussex
BN18 9DR

Your Ref:
Our Ref : AB/8/12/
Please ask for:
Mrs A Gardner
Direct Dial: 01903 737529

1st February 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Erection of 1 no. new dwelling

Land adj 84 Maltravers Street Aundel BN18 9DS

Receipt No P89031

Amount: £ 335.00

VAT Number 193 5586 24

TOTAL PAID: £ 335.00

Thank you for your recent planning application, which was accepted as a valid application on 1st February 2012. It is being dealt with by Mrs A Gardner who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 8th March 2012 which is the end of the advertising period.

If you have not received a decision by 28th March 2012 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This proposal is one to which Listed Building Legislation applies. You may wish to wait for a decision with respect to the above making an application for listed building consent. However, you should not start work before obtaining listed building consent as such action may constitute an offence under section 59 of the Planning (Listed Building and Conservation Areas) Act 1990. The necessary Listed Building application forms and notes for guidance can be downloaded from the Arun District Council website www.arun.gov.uk or you can contact this office for copies. Please contact the Technical Support Unit on 01903 737711 if you require further information about this matter.

Siobhan Honney-Bayes

From: David Fuller [REDACTED]
Sent: 01 February 2012 11:41
To: Siobhan Honney-Bayes
Subject: 84 Maltravers Street, Arundel - AB/8/12/
Attachments: Form revision.PDF; ATT00001.htm; Screen shot 2012-02-01 at 11.29.46.png; ATT00002.htm; Heritage.pdf; ATT00003.htm; unknown.jpg; ATT00004.htm

Dear Mrs Honney - Bayes,

Please find attached:

1. The revised section 17. of the application forms.

2. A copy of the Environment Agency flood risk map that shows 84 Maltravers Street lies outside the flood risk area, removing the requirement for a flood risk assessment as discussed.

3. Heritage Statement.

I believe this satisfies all requested information on your letter of 24th January. Please could you confirm and advise when you are likely to validate the application.

Kind Regards

David Fuller



Andrew Fuller Associates
Norton studio
School Lane
Arundel
West Sussex
BN18 9DR

Dear Sir/Madam

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: **AB/8/12/**

Your Ref:

Please ask for:

Mrs S Honney-Bayes
01903 737500 Ext 37445

24th January 2012

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)**

**Erection of 1 no. new dwelling
Land adj 84 Maltravers Street Aundel**

Thank you for your recent application which I received on 23rd January 2012. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

Please complete section 17 (Residential Units) of the application form (copy enclosed with this letter) and return accordingly.

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

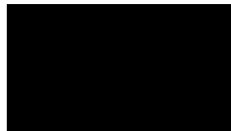
Please submit 1 electronic or 3 paper copies of a Heritage Statement in accordance with the guidance notes available on our website detailed below (click on Local List).

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 7th February 2012. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42

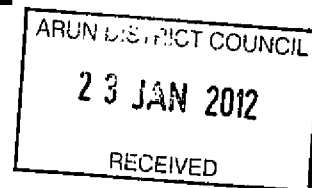


AG

Chartered Surveyors - Architectural Design - Town Planning

NORTON STUDIO • SCHOOL LANE • ARUNDEL • WEST SUSSEX • BN18 9DR

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



For the attention of Planning

With Compliments

Re: 84 Maltravers Street, Arundel

Please find enclosed a Planning Application form for the above property.

Kind regards

David Fuller
Andrew Fuller Associates





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Andrew Fuller Associates
Norton Studio
School Lane
Arundel
West Sussex
BN18 9DR

Your Ref:
Our Ref: PAA/10/11/

Please ask for: Mrs A Gardner
01903 737529

31st March 2011

Dear Mr Fuller

Pre-Application Advice

Erection of 1 No new residential dwelling
84 Maltravers Street Arundel

I write regarding the above matter and your enquiry received on 26th January 2011.

Description Of Proposed Development

From the details submitted, I understand that you propose to erect 1 new residential dwelling in the side garden of 84 Maltravers Street.

Description Of Site

Residential site

The application site comprises an end of terrace 2 storey dwelling with gardens to the rear and sides. The site is gently sloping and there would be no significant trees affected by your proposal.

Description Of Locality

Built-up Locality

The area is part of a residential street comprising a mixed character with semi/detached/terraced properties of mainly 2 storeys set in small/medium plots abutting the highway with gardens mainly to the rear within an urban environment.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Affordable Housing

paadec

Listed Building Grade 2
Designated Conservation Area
Neighbour Amenity

Relevant Planning History

AB/152/00/L	Application for Listed Building Consent for the erection of a conservatory to the rear	Approve Cond 13-02-2001
AB/26/95/L	Application for Listed Building Consent - Remove lath and plaster from g/f walls and replace existing wooden floor with solid concrete floor. Strap cracked gable wall with 4 ties & rods held internally to joists. Temporarily remove brick verge detail to roof & replace in original position after lead flashing installed.	Approve Cond 05-05-1995
AB/53/88	Shed (flint, brick and slate) as an extension to existing shed	Approve Cond 01-08-1988
AB/54/88/L	Application for Listed Building Consent for shed (flint, brick and slate) as an extension to existing shed	Approve Cond 01-08-1988

Comment On Site History

None

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan: GEN7 The Form of New Development

Planning policy guidance

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment
PPS3	Housing

Principle

The site lies in an urban area where the principle of development is considered acceptable. The Government's Planning Policy Statements 1 and 3 further supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access. Further new dwellings in Arun are subject to the Council's affordable housing policy which was approved on 18th August 2010 and officially came into force on that day. Details of the policy can be found on the council's website.

Consideration should also be given in the design to the reduction of energy and other resources.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government

paadec

Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

No plans have been submitted with your proposal so I cannot advise further on whether the proposed development is considered acceptable or unacceptable by reason of conflict/compliance with policies and advice.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. Planning Policy Statement 1 : Delivering Sustainable Development further indicates that good design should contribute positively to making places better for people. In this case, it is considered that the provision of a dwelling in the side garden adjacent to open land would have little impact on the residential amenities of neighbouring properties.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Without any elevation or floor plan details it cannot be determined if the proposal is likely to be acceptable or unacceptable due to the impact on the Listed Building/curtilage of the Listed Building/setting of Listed Building.

Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990. Given the limited information submitted with your proposal I cannot advise if the proposed development is likely to be acceptable or unacceptable due to the impact on the designated Conservation Area.

Suggested External Consultees:

WSSC Local Development Divis. development.control.tps.su@westsussex.gov.uk

Conclusion

Based on the above comments I conclude that were an application for a single dwelling in the garden area to be submitted it would be likely to be acceptable in principle. However it may not receive a favourable recommendation if the design, size and location of the dwelling do not preserve and enhance the appearance of the Conservation Area or the Listed Building and its setting.

It is appreciated that this response is limited, but it is based on the information submitted with your enquiry which contained no plans or details. The appropriateness of development within Conservation Areas and Listed Buildings is especially dependent on receipt of adequate details to

paadec

satisfactorily demonstrate that no visual harm would result.

Making a Planning Application

If you decide to proceed with making a planning application you will need to quote the reference number for this advice in the pre-application advice section of the planning application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Application Form

Ownership Certificate

Agricultural Certificate

Correct Fee

Site Plan (1:1250)

Block Plan (1:500)

Full Description of the proposal

Additionally the following documents will need to be provided:

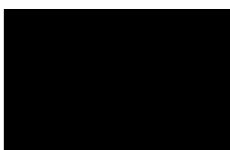
Heritage Statement

Planning Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note that this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

paadec

Nigel Browning
15 Surrey Street
Arundel
BN9 9DT

Your Ref: 000012423
Our Ref: AB/8/12/
Please ask for:
Mrs A Gardner

8th March 2012

Dear Sir/Madam

ACK

The Town and Country Planning Act 1990 (as amended)

Erection of 1 no. new dwelling
Land adj 84 Maltravers Street Aundel

Thank you for your internet representation made on 7th March 2012 which has been recorded as **an objection** with the comments as follows:

The proposal will detract from the aesthetic of the existing row of houses and result in the destruction of trees and and flint wall. I would also suggest a high risk of flooding to the property.

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 may 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 permisison 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
Assistant Director Planning Services & Housing Strategy

N Clark
11 Surrey Street
Arundel
BN9 9DT

Your Ref: 000012435
Our Ref: AB/8/12/
Please ask for:
Mrs A Gardner

9th March 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Erection of 1 no. new dwelling
Land adj 84 Maltravers Street Aundel

Thank you for your internet representation made on 8th March 2012 which has been recorded as an **objection** with the comments as follows:

¿ As the terrace is Grade II Listed and sited at the start of one of Arundel's premier streets (containing some of its most historical and architecturally interesting housing stock) to alter this with an extension would directly contravene the historic and architectural integrity of the area. ☐

☐

¿ A new build attached to this terrace would upset the flow of the existing terrace of 6 near identical houses as the new build would make a seventh, thus odd number. ☐

☐

¿ A new build would cover up the returning end wall which shows evidence of old subsidence repair and as such has a charm, character of its own as well as demonstrating old methods of repair. ☐

☐

¿ The development would unnecessarily alter the existing balanced appearance of the terrace as the line of the chimneys, windows and front doors would all be unbalanced by the addition. The old perimeter wall would be changed and the vista fronting onto Maltravers Street would be changed to its detriment. ☐

☐

¿ The development would do nothing to enhance or protect the existing area and would detract from the area by being odd, inappropriate and unnecessary. ☐

☐

¿ The development would do nothing to lessen the shortage of affordable local housing. ☐

☐

¿ The development would further exacerbate the parking problems experienced by residents of the direct area, leading to increased counts of illegal parking. Already there is a tendency for some to park on the verge outside the property which causes traffic obstructions as well as damage to the verge itself. ☐

☐

¿ The build would impact on the canopy of the large sycamore tree growing on the sites boundary. This tree is a mature native of significant age (at least 100 yrs) and would need limbs removing as they hang over the space in which the new build would be constructed. This would unbalance the shape of the tree. ☐

☐

¿ The site is low lying and it and the adjacent field (currently used as a paddock) regularly flood after any period of heavy or persistent rain. Presumably to counteract this, the foundations would need to be very deep, thus disturbing the roots of the aforementioned tree which should be protected. ☐

☐

☐

¿ There would be considerable noise disruption to the residents of the immediate

inettele 

surrounding area whilst construction was in progress. □

□

2 The site is adjacent to a very busy junction and there would be significant obstruction to the traffic either entering or exiting the busy roundabout caused by delivery vehicles, skips and heavy plant/machinery attending the build all which would obstruct both access and visibility for vehicular and pedestrian traffic. □

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 may 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
Assistant Director Planning Services & Housing Strategy

Daun Johnson *MS*

From: Carolyn Nysingh on behalf of Planning
Sent: 09 March 2012 09:24
To: Anita Gardner; Planning.Responses-
Subject: FW: Mrs A Gardner regarding planning application ref: AB/8/12 regarding land adj 84 Maltravers Street, Arundel.
Attachments: planning objection AB_8_12.docx

ACK

From: Natasha Clark [REDACTED]
Sent: 08 March 2012 20:32
To: Planning
Subject: FAO: Mrs A Gardner regarding planning application ref: AB/8/12 regarding land adj 84 Maltravers Street, Arundel.

Dear Mrs Gardner,
 Please find attached a letter written in objection to the proposed planning of the land adjacent to 84, Maltravers Street, Arundel. Application reference AB/8/12.

According to the (very poorly displayed) orange notice outside the property, I understand that comments must be received by 8th March 2012. This letter has been written and sent on 8th March 2012, so I hope it will be added to the applications notes/file. I have also copied and pasted the bullet points and posted these on the planning applications comments page on the Arun council website.

This is the first time I have ever objected to a development, but I felt so strongly that I felt compelled to write. I hope my comments will be useful and will be taken into consideration when the plans go before the decision board.

Sincerely,

Natasha Clark



Please confirm receipt of this mail, but think before you print!

CONFIDENTIAL AND PRIVILEGED - The information contained in this communication is confidential, may be privileged, and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, and disseminating or in any way acting upon any of the information contained herein. If you have received this communication in error, please contact via email to getthegardengirl@yahoo.co.uk.

Please consider the environment before printing this email or attachments.

TO: Mrs A Gardner
Planning Officer
Arun Council.
RE: Planning Application AB/8/12

8th March 2012

Dear Mrs Gardner

Please accept this letter as a formal objection to the proposed development of the land adjacent to 84, Maltravers Street Arundel.

I object to the plans to build a new dwelling onto the existing terrace and in the garden of No 84, on several counts; namely concerning the detrimental affect such a development would have on the area, the disruption caused by the construction, and the inappropriateness of the site for development.

- As the terrace is Grade II Listed and sited at the start of one of Arundel's premier streets (containing some of its most historical and architecturally interesting housing stock) to alter this with an extension would directly contravene the historic and architectural integrity of the area.
- A new build attached to this terrace would upset the flow of the existing terrace of 6 near identical houses as the new build would make a seventh, thus odd number.
- A new build would cover up the returning end wall which shows evidence of old subsidence repair and as such has a charm, character of its own as well as demonstrating old methods of repair.
- The development would unnecessarily alter the existing balanced appearance of the terrace as the line of the chimneys, windows and front doors would all be unbalanced by the addition. The old perimeter wall would be changed and the vista fronting onto Maltravers Street would be changed to its detriment.
- The development would do nothing to enhance or protect the existing area and would detract from the area by being odd, inappropriate and unnecessary.
- The development would do nothing to lessen the shortage of affordable local housing.
- The development would further exacerbate the parking problems experienced by residents of the direct area, leading to increased counts of illegal parking. Already there is a tendency for some to park on the verge outside the property which causes traffic obstructions as well as damage to the verge itself.
- The build would impact on the canopy of the large sycamore tree growing on the sites boundary. This tree is a mature native of significant age (at least 100 yrs) and would need limbs removing as they hang over the space in which the new build would be constructed. This would unbalance the shape of the tree.
- The site is low lying and it and the adjacent field (currently used as a paddock) regularly flood after any period of heavy or persistent rain. Presumably to counteract this, the

foundations would need to be very deep, thus disturbing the roots of the aforementioned tree which should be protected.

- There would be considerable noise disruption to the residents of the immediate surrounding area whilst construction was in progress.
- The site is adjacent to a very busy junction and there would be significant obstruction to the traffic either entering or exiting the busy roundabout caused by delivery vehicles, skips and heavy plant/machinery attending the build all which would obstruct both access and visibility for vehicular and pedestrian traffic.

It is my firm belief that if planning were granted, it would have a severely adverse affect on both the residents of the area and the surrounding area landscape and I would urge the planning department to consider these points and deny planning on this occasion

Yours sincerely,

Natasha Clark
Resident
11 Surrey Street
Arundel
BN18 9DT

WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	312
Listed Building Design	WSD + CO	312
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
National Planning Casework Unit	MFF	
Ministry of Defence Safeguarding - choose from either: general planning applications MO1 , for Wind Turbines MOD , or for Offshore developments MO2		
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council/South Downs National Park)	WOR/CHI/HOR/ NMP/NP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	2-6/12
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Windturbine Developments - Directorate of Airspace Policy - CAA Ministry of Defence Safeguarding MOD Ofcom - OFC, NERL Safeguarding-NATS-CTC - WFC		
TSU WILL ALWAYS DO:		
Relevant Parish Council		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Ian Brewster - any tree applications (HOR)		
Environment Agency - if development in a flood plain (EA)		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		