

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 09:06
To: Planning Scanning
Subject: FW: AW/251/20/OUT Objection Letter - 26 11 20 - Todd - Arun District Council - re 14 Princess Avenue
Attachments: Letter - 26 11 20 - Todd - Arun District Council - re 14 Princess Avenue.pdf

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 26 November 2020 18:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AW/251/20/OUT Objection Letter - 26 11 20 - Todd - Arun District Council - re 14 Princess Avenue

Please upload the below to the above application.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ray Todd [REDACTED]
Sent: 26 November 2020 17:15

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: AW/251/20/OUT Objection Letter - 26 11 20 - Todd - Arun District Council - re 14 Princess Avenue

Dear Ms Tomalova,

Please find attached our letter objecting to Planning Application AW/251/20/OUT.

Would you please let me know of further developments in this matter and what arrangements will be in place for those who wish to speak at an on-line meeting.

I look forward to hearing from you.

Regards

Ray Todd



Seagull
Wessex Avenue
Aldwick
Bognor Regis
West Sussex
PO21 2QW

26th November 2020

For Attention : Ms M Tomalova

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

Dear Sirs,

RE: Planning Application - AW/251/20/OUT – 14 Princess Avenue – Aldwick

My wife and I live in Seagull – which is diagonally adjacent to 14 Princess Avenue.– the subject of the application.

Please take this letter as formal notice of our strong objection to the above planning application which seeks to convert an existing single family dwelling into four flats.

Each time one of these 1930's four bedroom family homes is converted into multiple flats it is like a bereavement for those who live here. This is a quiet, mutually supporting, sustainable and very successful community where growing families talk to and get to know their older neighbours. We cherish our elderly houses too and constantly maintain and re-furbish them, providing continual work for skilled local tradesmen.

By turning a fine house into tiny flats property developers generate profits and multiple tiny living spaces. But not sustainable housing. Not sustainable communities. Not bearable lives. When you crush more and more people into a neighbourhood the spirit of the original neighbourhood dies. The flat dwellers ignore those in family homes. The community spirit is lessened with each new flats conversion. Family home owners sell up and move away. The once self-sustaining community fragments, degenerates and eventually collapses - to be replaced by a community dependent on external funding. We believe that in the long term, the Council will save money by rejecting this application.

If approved, the application will conflict with the essence of *Policy H SP4* : -

Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing.

Our further objections are as follows: -

1 Loss of Privacy - Overlooking

If granted, the application will have an adverse impact on the quality of our daily lives, by reducing our privacy and our right to the quiet enjoyment of our property.

The extension is overbearing in height, width and substantially increased volume, (massing). The sheer volume of the extension overpowers neighbouring houses – Seagull and La Casita. The proposed design will overlook the garden and partially the private rooms of our home too. This conflicts with Arun Local Plan 2018 – Policies D SP1 Design by introducing a *significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance* - Extensions 13.4.3 i), and iv) and D DM1 – Design 3 - Impact. Also Policy D DM4 of Arun District Local Plan 2018 – Living Place 13 Design a) c) e) overshadowing, overlooking or overbearing effect on neighbouring properties.

Because the design denies adequate privacy to occupants of adjacent residential properties we ask the council to consider its responsibilities under the Human Rights Act 1988 and in particular Protocol 1, Article 1, which states : -

“a person has the right to peaceful enjoyment of all their possessions which includes their home and other land.”

2 Noise Disturbance

In support of their application the Applicant has submitted a Drawing No 8 - Proposed Site Layout Plan. The drawing shows at the northern side of the ‘Shared Garden Space’ a Waste and Recycle Bin Store.

Each week the occupants of the four flats will be required to take four black Waste Bins from the bin store in the rear garden to the road frontage of 14 Princess Avenue and back. Each single bin journey will be twenty-eight metres from bin store to road. The round trip for each bin will therefore be some fifty-six metres or 280 metres for all five bins.

Every second week the occupants will manhandle 8 bins – Waste and Recycling- from the bin store in the rear garden to the road and back. This will generate a collective noise undoubtedly in excess of the 97 Decibel figure. This noise will far exceed the ‘over 72 decibel’ level of Noise Exposure Category D – the level where planning permission should normally be refused.

Arun Plan 2018 - 21.2.7 page 241. Noise Pollution.

3 Rear Access to Flats 1 & 2 – Ground Floor

Examination of Drawings Nos. 2 and 4 – Proposed Ground Floor Plan and rear elevation South East shows that patio doors to the garden are proposed for the reception rooms and of Ground Floor Flats 1 & 2 and for the rear bedroom of Flat 2. There will inevitably be movement and noise from the back of the proposed development. Currently there is no such activity or noise and neighbouring properties enjoy quiet at the rear of their properties with neither sound nor lighting at night. Our experience has been, with Sandringham Wessex Avenue where similar patio doors have been fitted, unsympathetic use of Hi-Fi equipment has caused a significant noise nuisance problem, which was not there before the patio doors were fitted. Arun D C Ref. SR/239713 Ms Joanne Lewis -Anti-Social Behaviour, Crime and Policing Act 2014 Section 43

4 Trees and Hedges – Biodiversity

In the Planning Application dated 25th September 2020 the applicant is asked, at Item 12 - "Are there trees or hedges on the proposed development site?"

The Applicant has replied - 'No'. This is untrue. There are trees and hedges.

The applicant also stated at item 12 - there are no trees or hedges on adjacent land. This also is untrue. There are trees and hedges on adjacent land. They are an important part of the '*garden landscape character*'

There are many large trees in the site-adjacent mature garden of 12 Princess Avenue and trees in the site-adjacent rear garden of Seagull.

There are trees in both front and rear gardens at 14 Princess Avenue. It is clear from Drawings 8 - Proposed Site Layout Plan from both front and rear gardens that all trees and grass are to be removed in order to 'Tarmac over' the whole of the front garden for car parking which is counter to the character and appearance of the area. In the rear garden the trees next to the north wall of the garden will need to be completely removed in order to build the Waste Bin Store and the Cycle Store as shown in Drawing No 8 – Site Plan.

There is a well established Yew tree in the front garden of the house. It is probably some seventy years old. It has a strong trunk and is currently just over two metres high. Although it has been lopped it has bushed out well to good shelter and a feeding habitat for the large population of wild birds which live in the area and visit as annual migrants the greater Pagham Harbour Special Protection Area.

The Yew in the front garden at 14 Princess Avenue, Aldwick has behind it a large tall hedge of the Laurel family. This tree has many berries and many birds feed at it in winter.

There are several trees in the rear garden of 14 Princess Avenue within and close to the north wall of it's garden. There are at mature fruit trees and a densely foliated large flowering tree. Robins, Blackbirds, Sparrows and Wrens all make use of the garden habitat at 14 Princess Avenue supports many non local birds in their feeding, wintering and migration. Aldwick gardens provide a stepping stone for birds visiting the greater Pagham Harbour Special Protection Area and other protected zones across Southern England.

The wholesale wiping out of the trees to make way for a bin store at the rear of 14 Princess Avenue would be a ecological disaster for garden birds in 14 Princess Avenue. There are birds that nest in the mass of trees in the back garden of 14 Princess Avenue every year. Fledgling birds raised in the gardens of these Avenues fly to the trees in the rear garden of 14 Princess Avenue to feed on insects and sustain themselves. All the trees in the front and rear gardens of 14 Princess Avenue provide essential shelter and food for birds.

We believe this Planning Application is also in direct conflict with Arun Local Plan 2018 Policy ENV DM3 which states - development shall : -

- a. *Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones.*
- b. *Be designed in order to minimise disturbance to habitats*

'Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access management shall not be permitted.

17.3.1 Trees and woodland states – *‘The retention of trees should be considered at the design stage of all developments.’*

The complete removal of wild and garden bird habitats from 14 Princess Avenue is counter to the Conservation of Habitats and Species Regulations 2017. It is also directly counter to the Development and Biodiversity Policy of the Arun Adopted Local Plan 2011 – 2031 (July 2018) - Policy ENV DM5

The removal of the feeding, breeding and roosting habitat of wild birds in the gardens of 14 Princess Avenue is counter to the Arun District Council Biodiversity Action Plan 2000 which states : -

Arun District Council undertakes ‘not to destroy nor cause a net loss of area of any irreplaceable natural habitat.’

We believe it is necessary that there should be an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.

It would be an hypocrisy indeed, if Arun Council, having asked the developer to pay a Section 106 CIL Fee towards Pagham Harbour Management, because the property is within the greater Pagham Harbour Special Protection Area, then approved an application which removes the nesting, roosting and feeding habitats of native bird species common to the Special Protection Area.

We call upon the council to take our objections into consideration when deciding this application. We would welcome the opportunity to meet a representative of the planning department at our home to illustrate our objections at first hand.

Yours sincerely,

Signed

Mr R and Mrs R N.A Todd