

Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 December 2017 09:55
To: Planning Scanning
Subject: FW: Planning Application AW/328/17/OUT - 14 Princess Avenue - Aldwick
Attachments: 14 Princess Avenue - Lettter to Arun District Council 1a - 21 12 2017.doc; Image 1 - Arcs of Overlooking from proposed development 14 Princess Avenue.jpg; Image 2 - Massing and overlooking of La Casita & Seagull.jpg; Image 3- Massing and Overlooking of Seagull.jpg; Image 4 - Overlooking at Seagull showing new high level windows.jpg

From: Simon Davis
Sent: 22 December 2017 09:44
To: Planning.Responses
Subject: FW: Planning Application AW/328/17/OUT - 14 Princess Avenue - Aldwick

Objection. Email 1 of 3

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Ray Todd [REDACTED]
Sent: 21 December 2017 20:56
To: Simon Davis
Subject: Planning Application AW/328/17/OUT - 14 Princess Avenue - Aldwick

Dear Mr Davis,

I have attached a letter which raises a number of strong objections which my wife and I would like to put forward in connection with this planning application.

I have also prepared a number of images which show by just how much our property will become overlooked should this planning application be approved.

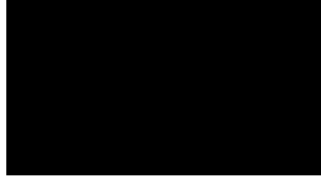
There are 11, (eleven), images in all and as I am fearful of overloading your email technology I have divided the images over three emails.

Would you very kindly please acknowledge safe receipt of our Objection Letter and the images.

Yours truly,

Ray Todd

Seagull
Wessex Avenue
Aldwick
Bognor Regis
West Sussex
PO21 2QW



21st December 2017

For Attention : Mr S Davis

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

Dear Sirs,

RE: Planning Application - AW/328/17/OUT – 14 Princess Avenue – Aldwick

Would you please take this letter as formal notice of a number of strong objections we have to the above planning application which seeks to convert the existing single dwelling at 14 Princess Avenue, Aldwick into five flats.

Should the application be granted we as close neighbours foresee that the development will have a most noticeable negative impact on our daily lives. Our specific objections are as follows: -

1 Loss of Privacy and Overlooking

The planning application proposes significant structural changes to the rear of the existing house at 14 Princess Avenue. The extent to which these, in height, in width and in substantially increased volume, (massing), constitute an overbearing structure, can be seen in the illustrations accompanying this letter. The greatest changes come at the rear of the proposed design. This is where the sheer volume of the increase in accommodation becomes immediately apparent. The proposed building dominates and greatly overlooks the private rooms and gardens of our home and of neighbouring properties. This conversion is by no means 'visually subservient' to the remainder of the existing building - but utterly dominates it. This is in conflict with the Arun District Local Plan 2003 – Policy Dev 19 (ii).

The windows of the first and second floor flats at the rear of the new building give the occupiers of those flats a permanent and penetrating view into the private rooms and gardens of family homes; La Casita and Seagull.

Image 1 – 'Arcs of Overlooking from proposed development at 14 Princess Avenue,' shows just how great the loss of privacy will be for the residents of neighbouring private family houses La Casita and Seagull. The 'red and blue arcs of view' from the rear facing windows of Second Floor Flat 5 show that there will be no privacy

whatsoever to be had in the gardens or rear private rooms of La Casita and Seagull if this Planning Application is approved.

Similarly Image 1 again shows that occupants of rear facing First Floor Flats 3 and 4, will from their windows, be able to view anything and everything in the purple and orange arcs of view into the private gardens and rear facing private rooms of La Casita and Seagull.

The proposed development is therefore in direct conflict with Policy DEV19 of the Arun District Local Plan 2003 (iii) overshadowing, overlooking or overbearing effect on neighbouring properties.

In support of our objection care has been taken in producing drawings which show the true volume, (massing), of the applicant's envisaged structure and the extent to which the high windows of First and Second Floor Flats 3, 4 and 5 will significantly overlook our home and garden. Measurements have been taken from the plans supporting the Application and by carefully transferring dimensions which follow the perspective lines of current photographs of the existing house it has been possible to generate a realistic illustration of the true size and dominance of the proposed structure over neighbouring properties.

Image 2, Image 3 and Image 4, show how the height and sheer volume of the proposed development will dominate and have an overwhelming and overbearing effect on neighbouring properties. In each case an un-modified photograph of the existing building is shown for comparison.

We believe that the proposed development will, due to its size and intrusive overlooking nature, have an *'unacceptable adverse impact on adjoining occupiers'*, contrary to Arun District Local Plan 2003 – Policy GEN 7 (iv)

The design of the proposed development does not afford adequate privacy for the occupants of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would ask you to consider the responsibilities of the council under the Human Rights Act 1988 and in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes their home and other land. We believe that the development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

2 Noise Disturbance

In support of their application the Applicant has submitted a Drawing No. SBS/221/10A entitled Proposed Flat Conversion – Site Plan. The drawing shows at the northern side of the 'Communal Gardens' a Bin Store and a Cycle Store. These structures are further shown in Drawing No. SBS/221/11 Proposed Flat Conversion – Cycle & Bin Store.

Every week the occupants of the five flats will be required to manoeuvre five 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 be required to manhandle ten bins – Waste and Recycling- from the bin store in the rear garden to the road and back. This is likely to generate a collective noise close to and probably in excess of the 97 Decibel figure. This noise will be greater than the 63 - 72 Decibel level of Noise Exposure Category C and is likely to far exceed the 'over 72 decibel' level of Noise Exposure

Category D – the level where planning permission should normally be refused. It is also probable that this level of noise will be generated in the early morning before occupants set off for work or in the evening when they return the empty echoing bin to the bin store. The ten bins will have to be manipulated to the road and then back a distance of 560 (five hundred and sixty metres), every two weeks. It is estimated the noise thus generated will be unbearable for the occupants all homes within a radius of one hundred metres but excruciating for 12 and 16 Princess Avenue, La Casita and Seagull and all nearby dwellings. Due to the bin travel distances involved the bin noise is likely to go on for a long time every week.

Black Waste Bins and Blue and Green recycling bins are required to show a Decibel Warning Notice moulded into the top of the bin. These are shown in Image 5 and Image 6, accompanying this letter. The moulded warning shows that handling the bin generates noise at 97 Decibels and that Ear Protection should be worn for noise in excess of 87 Decibels. Recycling bins generate noise on handling of 84.5 Decibels. Just beneath the Ear Protection requirement limit.

There is a additional problem which will worsen bin noise. All bins will have to pass through a narrow 'pinch-point' in the concrete passage way from the bin store to the road and back on the north side of the proposed development. It is inevitable that wheelie bins will crash into walls and fences and each other as they are man-handled on their way to road or bin store. Unfortunately Drawing No. SBS/221/10A entitled Proposed Flat Conversion – Site Plan is not accurate and does not show the 'pinch-point' which is between the external porch to Flat 1 - the Ground Floor North Side Flat and the boundary with the property to the north – 16 Princess Avenue. The gap between the porch to Flat 1 and the boundary with 16 Princess Avenue can be seen in the photograph Appendix X1 – and appears to be less than a metre in width. The Applicant does however show the narrow 'pinch-point' in Drawing No. SBS/221/03B – Proposed Ground Floor Plan.

The proposed conversion is in direct conflict with Policy DEV23 of the Arun District Local Plan 2003 – 'to prevent possible noise disturbance to neighbouring properties and independent units within the property itself'. Such an exposure to noise is a wholly unacceptable burden to place on the occupants of neighbouring properties as well as those living within 14 Princess Avenue itself.

Additionally the significant level of noise pollution that will be generated by the daily use of ten bins, (lid slamming), and the weekly and bi-weekly movement of a large quantity of wheelie bins at the location at the same time. This is in direct conflict with the Arun District Local Plan 2003 Policy GEN 32 Noise Pollution.

The bins, once they have been wheeled to the road, will cause a further problem for all nearby Princess Avenue residents because no space has been allocated for them when they arrive there. Drawing SBS/221/10A Site Plan shows no space for bins at the front of the house at any time. Will they be left to be a hazard for pedestrians and drivers ?

This is not a trivial point. All year round but particularly in the tourist season many pedestrians and mothers with pushchairs use the footway en route to the sea. Many disabled people with motorised wheelchairs use the East-Side north / south footpath in Princess Avenue. Several are residents from Ashley Place – Livability Home on Kings Parade at the southern end of Princess Avenue. Five let alone ten waste bins left on the footpath would represent a significant hazard for all pedestrians and disabled people whether in wheelchairs or otherwise. The Application is seriously flawed in it's whole provision for waste disposal and recycling which directly conflicts with the Arun District Local Plan 2003DEV23 (1) (c) *'adequate access for all occupiers to external amenity space for the storage and collection of refuse.'*

3 Access to Flat 2 – Ground Floor

Careful examination of Drawing No. SBS/221/03B – Proposed Ground Floor Plan shows that the sole entry for Flat 2 on the Ground Floor is by a doorway from the garden at the rear of building. This means there will inevitably be movement and noise potentially at any time of day or night from the road round to the door at the back of the house. Currently there is no such access and neighbouring properties enjoy quiet at the rear of their properties with neither sound nor intermittent lighting at night.

The provisions made for access in this Application directly conflict with Policy DEV23 (i), (d) of the Arun District Local Plan 2003 '*adequate pedestrian access can be achieved to each unit without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties*'

The narrow access point also represents a safety hazard. In an emergency the only way to gain entry to Flat 2 for Fire or Ambulance personnel would be from the rear of the property via the narrow pathway from Princess Avenue. It would be difficult to extricate an injured person on a stretcher or in a wheelchair from Flat 2 because the pinch-point inhibits such access. The kitchen for Flat 2 is at the restricted rear entry doorway. Making the kitchen of Flat 2 hard to access for Fire or Ambulance personnel is not only thoughtless; it is irresponsible. We believe that the design of Flat 2 and its entry point represent an unacceptable safety risk as well as being a most likely source of noise and night-time light disturbance for neighbouring properties.

Image 7– shows the restricted access to left of the retained side porch access to Ground Floor Flat 1 in the proposed Application.

4 Trees and Hedges – Biodiversity

In the Planning Application form signed and dated 23rd October 2017 the applicant is asked "Are there trees or hedges on the proposed development site ?"

The Applicant has replied - 'No'. This is wholly untrue. There are trees in both front and rear gardens at 14 Princess Avenue. It is clear from the supplied drawings that the Applicant intends to remove trees in order to complete the development as proposed and applied for..

Images 8, 9 and 10 show the trees that are growing in the front gardens at 14 Princess Avenue. Image 11. shows the trees growing in the rear garden at 14 Princess Avenue.

The Applicant's Drawing SBS/221/10A – Site Plan - shows that all trees and grass are to be removed in order to 'Tarmac over' the whole of the front garden for car parking.

In the rear garden the sizable 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 SBS/221/10A – 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 as I walk past there are birds feeding in it this 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 least three mature fruit trees and a densely foliated male holly tree. As I write this tree is a mass of feeding birds including Robins, Blackbirds, Sparrows and Wrens. The habitat available to birds in gardens adjacent to 14 Princess Avenue supports many non local birds in their feeding, wintering and migration. There are rare visitors from Europe in most years as Aldwick gardens provide a stepping stone for birds visiting the greater Pagham Harbour Special Protection Area and other protected zones across Southern England. At Seagull and La Casita, as with many other Aldwick residents, we have sought to make habitat improvements for birds in order to mitigate against any disturbance to birds, their nesting, roosting and feeding habitats.

The wholesale wiping out of the trees to make way for a bin store and a cycle store at the rear of 14 Princess Avenue would be a significant ecological disaster for birds in 14 Princess Avenue and many adjacent Aldwick homes. There are birds that nest in the mass of trees in the back garden of 14 Princess Avenue every year. Fledgling blackbirds raised in our hedges at Seagull fly to the trees in the rear garden of 14 Princess Avenue to feed on insects and establish themselves. All the trees in the front and rear gardens of 14 Princess Avenue provide essential shelter for birds.

We believe that this Planning Application is in direct conflict with both Arun District Local Plan 2003 Policy GEN 30 which states that – ‘Development will not be permitted which would adversely affect, directly or indirectly, animal and plant species protected by law and Arun District Local Plan 2003 Policy GEN 29 which states – *‘Development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme.’*

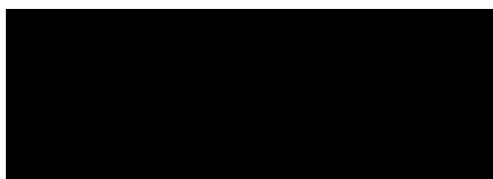
The removal of the feeding, breeding and roosting habitat of wild birds in the gardens of 14 Princess Avenue would be counter to the Arun District Council Biodiversity Action Plan 2000 which states : -

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

It would be an irony indeed if within the greater Pagham Harbour Special Protection Area the nesting, roosting and feeding habitats of many native bird species were to be permanently done away with in order to provide car parking and bin storage spaces to support a Planning Application which demonstrates neither respect nor any recognition whatsoever of the natural environment, it's habitats, plants and living ecosystems.

We ask that the council please 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,

A large black rectangular box redacting the signature of Mr & Mrs R and N.A Todd.

Mr & Mrs R and N.A Todd

WASSOX

Seagull

La Casita



14 Princess Avenue





