

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

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From: Ann French

Sent: 23 June 2022 21:07

To: Planning <Planning@arun.gov.uk>

Subject: FP/84/22/PL Objection From Ann French, 8 Ambleside Close, PO22 8NG

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I am writing to object against the new proposed development at the above address. The plot, though a decent sized garden, would be cramped with a house constructed upon it. As all the other buildings in the cul-de-sac are reasonably equally spaced from each other, the proximity to 7 Ambleside Close would appear immediately at odds with the existing properties. Further to this, the proposed development would be further varied from the street scene as all the other buildings are subtly standard in their 1960s design. This property however is markedly more modern, being taller than numbers 4-7 Ambleside Close, the only property in the cul-de-sac to have a partial frontage of cladding and would be the only buff grey brickwork property. Furthermore, the fenestration is completely out of character with any of the other buildings in the neighbourhood; namely being the only home to have frosted glazing to the upper front; though I appreciate this would address the previous concerns of my own property being overlooked by the new build.

I notice that the proposed development has a woefully small window for the third bedroom. This window, which sits to the rear of the room; a North facing wall, can surely not allow sufficient natural lighting into the room, and I fear prospective occupiers would need to have an artificial light on at any time they are present. Furthermore, I fear that the resident may alter the existing plans to get the property approved, then at a later date, submit a further application to request planning permission to have a larger window installed to the South facing external wall of this bedroom, which would look directly into my kitchen, and over my patio area of my garden.

I recall from Ms Tomalova's decision report from the previous application at the site that "Nationally Described Space Standards require a single bedroom has a floor area of at least 7.5m²" yet the third bedroom has an internal area of just 6.3 metres squared - a negligible increase from the previous 6 metres squared. I also have concerns for the property at Derwent Grove, who's side and rear garden the upper windows on the proposed development will be overlooking.

On the topic of space, I notice that it is uncertain due to ambiguous measurements on the application, whether the garden of 7 Ambleside Close will meet suitable requirements for amenity purposes. In a desperate attempt to address the previously mentioned issue of the size of the garden the new property would leave 7 Ambleside Close with, the garden for 7 Ambleside Close in the new plans has been redrawn as an awkward "L" shape, sandwiching it tightly between the gardens of 14 Derwent Grove and the new property, which surely would not be convenient nor leisurely for the occupier to use. Ms Tomalova's decision report for the previous application also advised "Private rear gardens should have a minimum depth of 10.5 metres", but the "L" shape of the garden at 7 Ambleside Close, implies that at points, the rear garden of the new property would have a depth of only 3.11 metres.

The parking arrangements are still of concern to me despite the comments from West Sussex County Council. Whilst they advise in their consultation, that there have been no serious accidents or fatalities within the cul-de-sac, this does not mean that there could be one - particularly in a quiet cul-de-sac where people have always let their children play. As the demographic of the cul-de-sac age, there are an increasing number of elderly residents, several of whom are visited by their grandchildren, and therefore there is a risk that additional traffic could pose a threat to them; both during construction and residential use of the proposed development. In recent times, parking has become even more contested within the cul-de-sac than ever before, and at weekends it is not uncommon for guests to have to park in Outerwyke road. If the owners of the proposed development were to have guests, or could not be bothered to park in the awkwardly manoeuvrable spaces provided, the parking situation would be exasperated. I would kindly request that of an evening or weekend, you visit the cul-de-sac to witness first hand the shortage of parking we already endure.

Access to the site is narrow to say the least and therefore during construction large delivery vehicles would have great difficulties in getting up the driveway to the property and therefore it is likely our relatively newly installed fence would be damaged by appliances entering the site.

Finally in our beautiful cul-de-sac, I am saddened again that there appears to be no provision for the wildlife we have the pleasure of enjoying. On the proposed development, which threatens to further encroach on the habitats that surround us, I fail to notice any bee bricks or provisions for small nesting birds in the material of the proposed development.

In conclusion of all these points, I wholeheartedly object to the proposal. Thank you for your consideration.