



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

22nd July 2020

ALDWICK PARISH COUNCIL
88 Pryor's Lane

Dear Sir/Madam,

Case Officer: Mrs D Johnson
Telephone: 01903 737762
Email: daun.johnson@arun.gov.uk

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

Application No: AW/151/20/PL
Site Address: 17 Nyewood Lane Aldwick PO21 2QB
Description of works: Change of use of former residential parenting unit (C2 Residential Institution) to 9 bed House in Multiple Occupation (Sui Generis).

Thank you for your internet representation made on 21st July 2020 which has been recorded as an objection with the comments as follows:

OWPC28539

Members strongly objected to the proposed application, noting that Plans provided are those provided previously in 2017 for a 7 bedded residential home since when (October 2018), laws regarding room sizes and safety measures have undergone changes and which are summarised in a letter from the Private Sector Housing and Public Health Department of Arun District Council. The Planning Committee is also aware that planning for the previous development which used the same footprint and plans was granted prior to the adoption of the Arun Local Plan 2011 - 2031 and that this proposal adds a further 2 rooms to the original plan.

Nyewood Lane at this point is a mixture of houses and flats with a balance of both to maintain the nature and character of the area. A further house of multiple occupancy would upset this balance which is already threatened because of other proposed developments. This building occupies a sensitive site because of the proximity to the sea and local parks; a restaurant, a busy public house and local nursing homes and shops with requirements for parking being made by visitors to the town as well as residents. The application claims that there are 5 parking spaces which is hard to envisage and given that the application states no provision is made on this space for the disposal and storage of waste and the separate storage and collection of recyclables, and the close proximity to public transport and facilities, it would seem sensible should the development go ahead to use the forecourt of the house to deal with covered and unobtrusive waste facilities and provide cycle racks and an electric charging point. (Arun District Parking Standards Supplementary Planning Document 2020). Use of the whole forecourt for parking would also reduce the amount of public car

parking afforded by a limited time parking bay to the immediate front of the building thus having an effect on local shoppers, visitors and visitors to nursing homes. However, the committee also is also aware that this number of dwellings would then put further demand on scarce parking in this area.

The committee noted that surface water is envisaged to be disposed of using a Sustainable Urban Drainage System and should this development go ahead, Southern Water should be approached to verify this in order to ensure that the drainage is compliant with Policy W SP1 of the Arun District Local Plan 2018-2031

As a result of this, members opposed the application on the grounds that the change of use would be detrimental to the amenities of adjoining properties and would give rise to material change in the character of the neighbourhood properties and therefore would contravene Policy H SP4 (a) and (b) and that the development would contribute to the generation of excessive parking demands contravening Policy H SP4 (c) both of the Arun District Local Plan 2011-2031 and Parking Standards Supplementary Planning Document January 2020. Members further considered that insufficient information was given regarding the numbers of rooms, their precise sizes and the safety facilities required to meet national standards (Policy D DM2). Furthermore, Policy VM DM1 requires that where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats which must be related to any proposal for a HMSO. Members also regret the missed opportunity in providing further visitor accommodation for the town's tourist industry.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.