

From: Amanda Scholes on behalf of Planning.Responses
Sent: 13 March 2020 09:38
To: Planning Scanning
Subject: FW: EP/22/20/HH
Attachments: Xerox Scan_11032020160259.pdf; Xerox Scan_11032020160305.pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 12 March 2020 10:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EP/22/20/HH

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Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



From: Tracey Down [REDACTED]
Sent: 11 March 2020 16:23
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: EP/22/20/HH

Dear Mr Denton

Please see attached.

Kind regards

Tracey

Tracey Down
Managing Agent/
Company Secretary
AOSERA Ltd



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Angmering On Sea Estate Residents' Association Ltd

(By Guarantee)

Registered Office:

55-57 Sea Lane
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West Sussex
BN16 2RQ

Company No.: 5751571

Website: www.aosera.co.uk

Company Secretary:

Mrs Tracey Down
Arun Office Services Ltd
55-57 Sea Lane
Rustington
BN16 2RQ

Mr Z Denton
Planning Officer
Arun District Council
Maltravers Road
Littlehampton
BN17 7LF

11th March 2020

Re: Mariner's House, South Strand - EP/22/20/HH

Dear Mr Denton,

You will notice from your records that the Angmering on Sea Residents' Association (AOSERA) previously objected to a similar application concerning this property (EP/154/18/HH). One of the strands of that objection (see attached) was that of 'pedestrian safety' and that was, according to your report, overlooked.

The key issue for the AOSERA remains that of pedestrian safety. As you will be aware our Estate does not include pavements and encourages its residents and visitors to park off the roads thereby significantly reducing the risk to pedestrians. In the case of Mariner's House there is very limited off-road parking and only small vehicles will be able to safely park within its boundaries. Previously submitted photographic evidence supports this contention (see attached copy letter).

As mentioned previously, the forthcoming England Coastal Path will undoubtedly increase the number of pedestrians using South Strand because the path at this point is expected to run along the shingle beach which will make it inaccessible for many users.

We believe that the safety of pedestrians is important and should ADC choose to overlook the issue we wish to have made it clear that in the event of an incident outside this property caused, or influenced, by inappropriate parking, that we can in all good conscience state that we have brought our objections to the proposals to your notice.

Yours sincerely


Tracey Down
Managing Agent/Company Secretary

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COPY

Mr Denton
Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

3rd November 2018

Re: EP/154/18/HH – Mariners House, 16 South Strand, BN16 1NY

Dear Mr Denton,

The aforementioned property is located within the Angmering on Sea Estate. The Residents' Association of the Estate wishes to register its **OBJECTION** to the proposed front porch extension to the property.

At present cars parked outside the property regularly overhang what we refer to as our verge. The verge, as can be seen from the 'red line' on the Land Registry deeds for the Estate (WSX317978 – see extract below) is owned by the Estate and should not be used for parking. More importantly, however, is the fact that the Estate does not have pavements, therefore pedestrians walk close to the property boundaries to avoid passing traffic and a car parked nose-in will, if the extension is approved, force pedestrians further into the road than is safe. Please see the included snap-shot from *Google Maps* which shows a vehicle parked outside Mariner's House with the nose close to the existing porch and it's rear-end overhanging the boundary. This safety issue will become more prevalent as the England Coastal Path, which is planned to pass this location at the bottom of the property's garden, is along the pebble beach making many less able walkers seek the evenness of South Strand as an alternative route.

Furthermore, the proposed extension will, according to the dotted lines in the submitted 'Proposed ground floor plan 401', extend further towards the road than the conjoined property – Mariners at 18 South Strand - thereby creating a lack of symmetry.

Yours sincerely,

Angmering on Sea Residents Association Ltd

