

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 09:46
To: Planning Scanning
Subject: FW: FP/134/25/HH

REP

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: [REDACTED]
Sent: 09 October 2025 12:08
To: Planning <Planning@arun.gov.uk>
Subject: FP/134/25/HH

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Objection comments on the above application.

Terry Phillips, Eaves, Old Coastguards.
Bognor Regis.

This is the second time I have commented regarding the submission of plans by the applicant to create a building of concern not only to me but to other residents in the immediate locality.

As you can see from the plans shown it relates to the demolition of an old existing garage which is situated at the front of the plot, a plot which is not an annexe to the applicants house as described in the plans, but is within touching distance of mine.

The new plans show an alteration from the original where right to light and other objections were submitted.

Dealing with the light issue, the roof line has been reduced by 1.35 metres, from 5.55 metres to 4.2metres. This in itself still reduces the light into my conservatory and lounge as I'm still looking at a 13 feet wall some 5ft from my conservatory window. Not only blocking light but also any view that I might have.

To accommodate this reduction in roof height the new plans show the building being sunken into the plot by possibly the same amount as the roof height reduction.

To accommodate this reduction in my experience soil will have to be removed from the plot to a greater depth to accommodate the formation of floors and walls and for support of the subterranean floor. It is unspecified as to what depth the digging will take, however if the depth is anywhere near 1.8 or 2 metres then this presents a serious and dangerous problem. The new plans show that the rear corner of the proposed new building nearest to my house is only 1.4.metres away from the corner of my house.

If piling sheets are to be used then I vehemently reject the use of this method as this entails thumping or vibrating sheets to support the excavation and of course vibrating sheets into the ground within a possible 1.5 metres of my property. I fear that my 93 year old foundations will be destroyed. I'm also concerned about the weakening of my conservatory foundations.

This action will be considered as bordering on criminal damage.

CRIMINAL DAMAGE IS DEFINED AS DESTROYING OR DAMAGING PROPERTY BELONGING TO ANOTHER WITHOUT LAWFUL EXCUSE EITHER INTENTIONALLY OR RECKLESSLY.

An estimate is that at least 85 piling sheets will be hammered into the building plot if this method is used.

The excavation pit or hole however you want to describe it will need anything up to 100 cubic feet of soil removed, this in itself will create a weakness of soil support for my house foundations as the load on that corner will be weakened and could cause cracking or collapse of that corner of my house.

The removal of that amount of soil to the boundary will cause weakness in my existing fencing and adjacent garden and paving to the rear of the plot. And in addition collapse or damage to the path on the eastern side of the building which residents use for access to the cottages.

This building in our opinion is unnecessary, initially we believe it was only designed to support a garage and not a residential dwelling due to its size. It causes more problems than it solves. The applicant does not live in the watch house permanently which has 5 bedrooms, it's her second home, she rarely visits, only on weekends. This is the only plot in Old Coastguards that is free of development. It provides light and view for my neighbours and my family and we consider it to be unnecessary over development and not in keeping with the surrounding locality.

There is also concern regarding the water table.

Would the planning officer/committee please give consideration to these objections.

In summary we are objecting to the development in its entirety on the grounds of danger to nearby buildings, loss of light and it's unsuitability to the village and it's history. The resulting loss of amenity in the neighbouring buildings and it's environmental impact.

Regards Terry Phillips

Sent from my phone