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29th November 2017

Mr. Richard Temple
Planning Office
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Mr. Temple,

Re: Planning Ref: FP/268/17/PL – The Beachcroft Hotel – “Gull Point Suites”

I list below several comments for your attention:

- As far as we are aware, there have been no local consultations, and no yellow planning notices have been posted locally.
- The proposed design does not complement the surrounding area which is mainly Victorian and Edwardian cottage type dwellings. It does not even match the existing Beachcroft Hotel which is an old building with flint stone walls, matching the houses Abigail and White Horses in the same road.
- At 4 storeys (including the ground floor) – not 3 as shown in documentation - it **dwarfs** even the Gun Post adjacent to it. [By the way, that house is surely called The Gun Post (and not The Old Gun Post?) and certainly not Gunpoint as shown in documentation.]
- The building appears to be situated far too close to the Promenade/sea wall which during high tides and strong (gale) winds is covered in shingle from the beach, and over splashing of the sea.
- NB: There is already a property named Gull Point in Outram Road, also designed by the architect Ivon Blumer. The original design for that had a similar “fly away/wing” type roof as shown in this new development. The eventual builder altered the shape of the roof. As neighbours we have observed that the current owner of Gull Point in Outram Road has for several years had many, no doubt expensive, building/design/flooding problems.
- Even allowing for parking places on the new site (which is quite small) it will add to the traffic problems already experienced in narrow Clyde Road.
- The new site is surrounded (to the side and rear) by comparatively small residential properties which would be affected by any additional noise.
- I believe that the pre-existing planning for the site was for small residential use only, and The Gun Post was also residential only.

Many thanks for your kind consideration,
Yours sincerely,

