

Outram House Management Ltd
31 Granville Road
London SW18 5SB

7th December 2017

Company Number 04447785

Mr Neil Crowther
Group Head of Planning
Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Mr Crowther

I write on behalf of Outram House Management Ltd which owns the freehold of Outram House, a neighbouring building of the Gun Post property currently subject to a Planning Application FP/268/17/PL. We are making a separate, formal response to the planning application. We have not been contacted by any representative of the Beachcroft Hotel, either as a company or as individual flat owners.

I want to draw your attention to the existing access drive from Outram Road to The Gun Post and the development site. This is not mentioned in the planning documents. The drive also provides access to the rear of Outram House and to the Boat House.

The drive is narrow, close to residential properties and not robust in construction. Obviously access is required at all times by existing users.

While no mention is made of this drive and there are several references to all building access being from Clyde Road, it should be made clear to the new owners/developers/builders etc that the drive from Outram Road is not to be used at any point for development traffic, nor, later on, for users of the new suites.

In addition, I understand that the new owners propose to refurbish the Gun Post to use it for extra hotel accommodation. Will a change of use application be necessary? Again works traffic for any refurbishment and future hotel guests should only access the site from Clyde Road.

Will access from Outram Road to the Gun Post and the new build remain after all works are complete?

We are concerned that the quiet residential area will be markedly adversely affected by noise coming from the hotel use of the Gun Post and from the new-build suites – and traffic noise in addition would be very intrusive.

Yours sincerely
Miss J A F Massey

Secretary
Outram House Management Ltd