

1 Coastguard Cottages
Felpham
West Sussex PO 22 7BJ

Ms Rhiannon Lloyd
Planner
Arun District Council,
Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

21st May 2026

Dear Ms Lloyd,

Application for Legal Development Certificate ref. FP/47/26/CLP

We note that this application was made on 30th April 2026, and that it was discussed at a meeting of Felpham Parish Council on Monday 18th May.

We understand, from Breezie Allright's email of 26th May, that Planning does not need to consider the views of third parties where an LDC has been applied for.

For precisely this reason, and also because of the nature of previous applications FP/40/25/HH (28th March 2025) and FP/134/25/HH (15th September 2025) it is clear that the applicant is using this route in an attempt to circumvent the need for planning permission. We believe that a planning application is required on the following grounds:

1. Scaling and massing.

As in FP/134/25HH, the statement says that the proposed development is "slightly larger than" the existing. This is incorrect and disingenuous. The external footprint of the proposed structure is 47.5 sqm. This is 2.96 times that of the existing structure.

As in FP/134/25HH, the proposal reaches the eastern and western boundaries. The eastern boundary abuts a path and the western boundary abuts another property.

The Arun Design Guide SPD 2024 states that the side and rear of two neighbouring properties must be at least 14m apart. The proposed development would be considerably closer than this to Eaves and Nos. 1 and 2 Coastguards Cottages. The edge of the proposed building would be 1m, 5m and 7m from our garden, conservatory and rear wall respectively, and 2m from The Eaves.

The paved area in front of the existing structure should not be counted as "space around the property" since this is an access route for other properties. The two existing garden spaces total approximately 79sqm and the proposal represents 60% of this area.

2. Inappropriateness of the design in an area of architectural and historic interest.

An objective of the Neighbourhood Plan 2019-31 is to "value, protect and promote the unique parish of Felpham, by respecting its heritage, appreciating its current community and being aspirational when planning its future". (p.14). The Arun District Council Local Plan states that "designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their

significance and contribution to the historic environment; development likely to prejudice any of the above, including their settings, will be refused” (p.190).

In addition, “any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used”(p195). We would argue that this principle should also be applied to the impact on locally listed buildings by work on other properties.

The Arun District Council Local Plan states that “the successful introduction of new buildings into established townscapes and landscapes relies on the use of materials, high standards of workmanship, detailing and limits on scale and massing ensuring that ‘new’ buildings are harmonious with their surroundings” (p151). The proposed development is no less out of kilter with Coastguard Cottages, The Watch House and Corner Cottage than ref. FP 40-25 HH and FP135-25-HH, in particular given its close proximity to its boundaries. As in FP135-25-HH, the statement says that “the proposals will be clad in timber to echo the materials of ancillary coastal residential outbuildings in the area”. This is not the style of the locally listed buildings or of their ancillary structures, and we know of no other such building in the locality which is of this size.

3. Inappropriateness of an annexe to the setting.

The architect has, as in both previous planning applications, used the word “annex” in his statement.

This proposed building should not be regarded or treated as an annexe to the Watch House, the owner of which lives elsewhere. We gather that in the case of an application to build an annexe, planning permission is considered by an individual council officer rather than in committee. We would respectfully request that the nature of this proposal is such that it should be considered by committee when, as we hope, a full planning application is made.

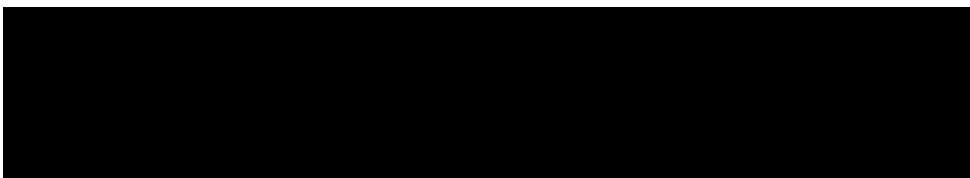
4. Intended use.

The plan refers to a “multi-purpose room”, the use of which is notably undefined. The statement says that the structure will be used as a “storage area and incidental space”. This, as with important elements in FP/134/25/HH, is contrived. The footprint of The Watch House, to which the new building is proposed as an annexe, is approximately 35sqm , and the proposed structure is 35% larger. There are very few reasons for creating storage space of this size in relation to a house: the only likely purpose in this case is for later conversion to habitable space, which we know from both previous applications is the aim of the applicant.

In short, we believe that the intention of seeking an LDC amounts to an abuse of process in an attempt to create an inappropriate structure via an alternative route.

These will be our objections when, as we hope, the proposal goes to planning.

Yours sincerely,
Michael and Caroline Reeves



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Sent: 22 May 2026 11:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: FP/47/26/CLP

Hi,

Please upload as rep for FP/47/26/CLP

Thanks,

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays.

T: 01903 737637

E: rhiannon.lloyd@arun.gov.uk

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Sent: 22 May 2026 11:06

To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>

Cc: Caroline Reeves

Subject: FP/47/26/CLP

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Dear Ms Lloyd,

Please see attached regarding this application.

Regards,
Michael Reeves