



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

25th May 2021

Wood & Harden
Staunton Cottage
Waterloo Road
Bognor Regis
PO22 7EH

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Application No: FP/78/21/CLE

Site Address: Thatched House Inn 8 Limmer Lane Felpham PO22 7EJ

Description of works: Lawful development certificate for existing use of car park as pub garden.

Thank you for your internet representation made on 24th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36641

Please note, the location ordinance survey plan with this application seems to be out of date as it does not show the houses that are in place in between Pipers Cottage and Fernbank or the flats on Limmer Lane, it is not clear if other houses on Limmer Lane are also missing.

Our objection is based on several factors.

Increased Traffic, Inadequacy of Parking, Risk to Pedestrians and Vehicle Access:

Waterloo Road is a narrow residential street. There are not any pavements for pedestrians. Parking is an issue for residents, the only available parking is along the street itself which renders the road as a single lane for any traffic. Removing car parking from the pub will inevitably increase the traffic along a small narrow street which will in turn increase pollution, traffic noise, and risk to pedestrians with people often walking to and from the sea front as well as those entering and exiting the pub at its new entry/exit gates and with inadequate parking spaces available.

Reducing the parking spaces down to 2 that only open onto Limmer Lane, again another narrow road, would suggest that cars and delivery Lorries would have to back blindly onto a busy road which could increase the risk of road traffic accidents in a residential area. There is (although now closed off with garden tables in it) a parking area running around the back of the pub which vehicles could drive through or have turning space in the pub grounds rather than have to reverse on to a main road or potentially block Limmer Lane or Waterloo Road by parking outside the pub - this could block either road with the risk of emergency vehicles not being able to access the road. Part of the pub building which, as far as we are aware, is also owned by the pub owner, is used as an air B and B, Honeybee Cottage, which states on the booking website that there is parking available on the premises, so the 2 remaining parking spaces may be reserved for this purpose only

leaving less parking space.

Noise Impact:

While we appreciate that living in such close proximity to a public house there will be some noise associated with this, there has not previously been a pub garden in place, only a small smoking area, and as an open air venue this would substantially increase the noise impact on residents. If there had been a pub garden in place we would not have bought the property as our quality of life, including disturbance to sleep, would be affected. As Waterloo Road is in a conservation area our front windows facing the public house are original and not double glazed or triple glazed, it would be a shame and a substantial expense to have to alter the original features in an attempt to counteract any noise pollution which so far has not been needed and may not block the sound at such close quarters in any case especially in summer months when windows would usually be open.

The proposed exits from the garden include an exit opening on to Waterloo Road. We already have noise from people exiting the Fox public house and walking along Waterloo Road. As a narrow road the sound travels and echoes, this noise would consequently be increased by having a main exit from a public house on the opposite side of the street to our home. As before this also increases the risk to pedestrians exiting the pub directly on to a narrow road with no pavements.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.