



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

14th May 2021

Ian & Janet Collins
04/09/2020
The Gun Post
Felpham
West Sussex
PO22 7AL

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/84/21/PL
Site Address: Land adjacent to The Gun Post Clyde Road Felpham PO22 7AH
Description of works: 1 No. additional self-contained beach hut with sleeping accommodation. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 13th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36169

RE: Planning Application: FP/84/21/PL /Land adjacent to the Old Gun Post.

We live in the property adjacent to the proposed further development of this land.

Currently there are 4 Beach Huts/accommodation for 4 people in each with parking for 4 cars. The existing development was approved under FP/262/18/PL.

The 4 existing Beach Huts which were built prior to us moving into our property in September 2020 (we purchased our property from The Beachcroft Hotel/Peter De Savary).

The new application FP/84/21/PL is for an additional 3 storey property on the land adjacent to The Gun Post accommodating 6 people. The height and substance of the property is excessive for the size of the plot of land which is currently fully utilised. Indeed the current 4 Beach Huts and parking spaces make full use of the existing land available.

Any additional building would also make the area surrounding look very overcrowded and take away the current attractive open aspect and views available to everyone.

As regards to the new proposed additional Beach Hut/property this does not allow for any additional parking yet the size of the property would mean an additional 2/3 cars needing parking spaces (accommodation is for 6 people).

The current parking facilities are already very tight for four cars and as many of the visitors tend to have larger vehicles they are not always able to get cars into the existing spaces when the beach Huts are all in use. Difficult also for turning/manoeuvring the cars around for exit to Clyde Road.

As you may know the area and roads around Clyde Road are very congested in any event and little/no parking easily available.

The Beachcroft Hotel who are proposing this development has also recently created a large terrace to the Hotel (Blakes Terrace & Beach Bar) which means additional car parking spaces needed for the visitors to this facility as well as residents of the hotel.

We are also aware of a further planning application for an additional two storey extension with two bedrooms each for the Beachcroft hotel which also would require additional parking facilities if this application goes through - FP/56/21/PL.

Therefore the use of the hotel car park by the new proposed Beach Hut accommodation is not a realistic option in our opinion.

The main points therefore that we wish to make is that we believe any further development of this piece of land would be over development of this small site with no additional parking facilities and from an environmental perspective takes away the open aspect and views available to everyone.

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.