



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

21st May 2021

Breda Callaghan
19 Peregrine Road
Littlehampton
West Sussex
BN176DT

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/121/21/HH
Site Address: 17 Peregrine Road Littlehampton BN17 6DT
Description of works: Erection of a new garage.

Thank you for your internet representation made on 20th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36480

A previous application LU/351/20/HH for this property was refused by Council in February 2021 as "the appearance of the proposed building has a significantly harmful impact upon the character of the street scene, and the wider locality, due to its height, scale and siting". Whilst the current application has been amended, it has not been significantly altered and as such continues to conflict with the Local Plan 2011-2031 Policy D SP1: Design. Policy D SP1: Design states that a planning application must "reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details". The application fails to meet the principles outlined in the Local Plan and conflicts with the Building Design principles of the Design Guide SPD 2021. Scale and density I object to the proposed mass, scale and density of the garage. The Local Plan states that "the scale of new development should: Ensure the height and massing does not interrupt or debase the rhythm of an existing building/roof line and overall streetscape, or detract from the local and wider area's character". Paragraph 12.3.12 states that "the density of proposals should be sympathetic to the site and its surroundings". I believe that the proposal fails to meet these principles due to the significant size proposed, especially in comparison to the house and other properties. The height and scale of the garage is excessive. This size of build would also interrupt the rhythm of the existing streetscape by being situated in such a prominent position at the front of the house near the road. Properties on the road have garages to the side, rather than in front and they do not significantly extend beyond the frontage. Character Paragraph 13.2.7 of the Local Plan establishes that any development should 'respond to locally distinctive patterns of development'. The Road has a distinctive style of 'Navy' house, which are positioned on their sites in a uniform manner lending itself to a cohesive street scene and character. No other properties have buildings positioned in front, near to the highway. This proposal would not be in keeping with the street scene and other houses. The proposal would have a harmful impact on the character of the street scene and would set a worrying precedent which would disrupt the character of this road. Design Quality Paragraph 13.2.6 states that an application should respect, improve and enhance the existing

surrounding environment and respond to the local context. I won't repeat arguments relating to this statement, but, I would comment I feel that the size of the proposal and the finishes proposed, would have a boxy appearance and would not be in keeping with the neighbourhood. Finally, I would like my concerns heard about the potential use of this building. The application states use as a garage, but that due to its size, the fact that the property already has an existing garage and the vague interior plan presented for the proposed development, there is potential for this to be used as a workshop or a business causing severe disruption to neighbouring properties and would not be appropriate on a residential street. If you allow this application, I would request that strict conditions were attached to stop its potential use in this way. Owing to the objections submitted to this application and because of the harmful impact it will have upon the character of the street scene due to its size and siting, I would like to request that if the Council were minded to accept this application, then the application should be heard in front of the Planning Committee to allow us to raise concerns in a public forum. I appreciate your consideration of my concerns.

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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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.