

Sarah Tyrrell  
10 River Road  
Littlehampton  
BN17 5BN

**Your Ref:** OWPC23454  
**Our Ref:** LU/126/19/PL 16-04-2019  
**Please ask for:**  
Mrs A Gardner

13th June 2019

Dear Sir/Madam

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

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Demolition of the existing garage building (B2 industrial use) and redevelopment of the site providing 9no C3 residential units - This application affects the character and appearance of River Road Conservation Area.

25 River Road Littlehampton

Thank you for your internet representation made on 12th June 2019 which has been recorded as '**an objection**' with the comments as follows:

*The proposed development is in the River Road Conservation Area and will have a harmful effect on it. The scheme is overlarge, too high, too dense and far below the quality of form and external design needed for this site.*

*A Mansard style roof is not appropriate in the Conservation Area where traditional pitched roof shapes predominate. A far more sensitive approach is required. The development should*

*complement and enhance the adjoining Terminus Place where the east side of the street has a particular character with its*

*small scale two storey buildings with traditional windows, doors and roofing materials.*

*The proposal would therefore harm the Conservation Area and conflicts with NPPF 2019, Paragraph 192 (heritage assets - includes Conservation Areas) and Paragraph 127 (design quality), and Arun District Local Plan 2018 Policy HER DM3 (Conservation Areas) and Policies DSP1 and DDM1 (design quality).*

*The occupants of nine units would probably own at least nine cars in an area where parking space is at a premium. Although some provision has been made in the plans, several existing kerbside places would be lost by the dropped kerb entrance to the building.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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 faithfully

Neil Crowther  
Group Head of Planning