

Littlehampton Civic Society
24 New Road
Littlehampton
BN17 5AX

Your Ref: OWPC23510
Our Ref: LU/126/19/PL 16-04-2019
Please ask for:
Mrs A Gardner

21st June 2019

Dear Sir/Madam

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

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 20th June 2019 which has been recorded as '**an objection**' with the comments as follows:

19th June 2019-

*Planning Department
Arun District Council*

LU/126/19/PL 25 River Road, Littlehampton

The proposed development is in the River Road Conservation Area and, as such, will have a harmful effect on it. It is overlarge, too high, too dense and far below the quality of form and design that should be expected for this site.

A Mansard roof is not appropriate in the Conservation Area where most of the properties are two storeys and have traditional roof shapes. The development should complement the houses on the eastern side of Terminus Place which is a terrace of two storey, small scale houses with traditional windows, doors and roofing. As proposed, the development would completely dominate and have a harmful effect on this terrace.

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 Council Local Plan Policy HER DM3 (Conservation Areas) and Policies DSP1 and DDM1 (design quality).

Parking in this whole area is difficult at the best of times. The addition of at least another nine vehicles would be insupportable, even though some parking provision is allowed for in the proposal.

*Sarah Tyrrell
Chairman*

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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.

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