

Mrs. S. Algar
12 Mantling Road
Littlehampton
West Sussex
BN17 7DG

Your Ref: 000013427

Our Ref: LU/127/12/

28-05-2012

Please ask for:
Mr P Cleveland

17th August 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Double garage with utility - Resubmission of LU/45/12

8 Mantling Road Littlehampton

Thank you for your internet representation made on 16th August 2012 which has been recorded as **an objection** with the comments as follows:

I find it hard to understand the necessity for 3 garages for a private household (1 existing and 2 proposed) especially as this means demolishing an existing lounge area. I am concerned that the proposed changes mean the current owners wish to make the site more suitable for another purpose (i.e. hostel or similar) although I know this would require a change of use permission. ☐

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Also I am concerned there is the possibility that if this application is approved it will be the forerunner of more applications for this site to be developed further for additional dwellings. Mantling Road is a quiet cul-de-sac of family houses and any further development would be detrimental to the existing character. ☐

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The revised application still includes an additional opening onto the road and, as mentioned in my previous objection to original application, Mantling Road is a very narrow road which is heavily used for parking overnight by occupants of flats in Arundel Road. Any additional openings will add to the congestion and make access to drives even more difficult. Also it is already difficult to enter/exit Mantling Road from/onto main road and any further volume of traffic (from 3 garages) will exacerbate this. ☐

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I understand the applicant's motives in wishing to maximise funds from any future sale of the property but equally other residents of Mantling Road would like to preserve the character of the area. Once this site starts being developed there is a danger that other householders will be enticed to follow suit by unscrupulous developers and we will be left with the McCarthy & Stone scenario (as in Church Street). If this happens the character of the road will be lost forever.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most

are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration