



Arun District Council
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3rd July 2020

David Warne
36 Western Road
Littlehampton
BN17 5PG

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: LU/131/20/PL
Site Address: Rear of 15 South Terrace Littlehampton BN17 5NZ
Description of works: Creation of a holiday cottage by demolishing garage & extending workshop. This application affects the character & appearance of the Littlehampton Sea Front Conservation Area & may affect the setting of listed buildings. This application is not CIL Liable as all other development (Zero Rated).

Thank you for your internet representation made on 2nd July 2020 which has been recorded as an objection with the comments as follows:

OWPC28181

Planning application LU/131/20/PL

I write on behalf of the East Beach Residents Association. While it is nice to see an otherwise derelict building being brought back into use a number of residents have raised some concerns about the proposals.

There is concern from the immediate neighbours over the proposal to install a wood burning stove. If the property is used as a holiday let there will be no control over the type of product burnt in the stove which could give rise to considerable smoke and fumes. The council, in granting any planning consent, should require a more eco-friendly heating system be installed or at least ensure that any stove fitted is of the latest design and fitted with a full electrostatic filtering system.

Another concern is that the proposals make no provision for parking. The existing parking spaces on the site are being redeveloped as part of the extensions to the property. There is no other space for parking in South Passage and parking in Western Road, and indeed the whole conservation area, is already a problem.

It is recognised in the planning application that the roof of the existing garage and parts of the main property roof are asbestos. It is understood that the conversion work will be undertaken by the applicant and a couple of builders. There is no mention in the planning application of any specialist firm being employed to remove the asbestos. There are considerable health and safety requirements around removing asbestos and usually a specialist firm is employed. We trust the council planning department and building control will ensure that all safety requirements are met.

David Warne
EBRA

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 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 Development Control 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 Development Control 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.