



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

3rd July 2020

James Philip McErlain
47/49 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:

OWPC28189

I am against the proposed conversion for the following reasons:

A Population density

The Old Chapel is in an area of gardens which provide a good balance for the surrounding roads of quite densely populated housing. To add another dwelling would be to increase the population density and could create a precedent for other similar conversions of small outhouses into dwellings. This would place a strain on all aspects of local life, particularly parking (see below) and refuse collection.

B Proximity

The proposed dwelling is too close to 20, 22 and 24 Western Road and 6 Beach Mews, Western Road, particularly 24. The rear wall of 24 is only 4.7 metres from the rear wall of the Old Chapel.

C Clean air

The proposed wood stove chimney would be only 9 metres (approximately) from the main bedroom window of 24 Western Road. Other adjacent properties are all two, three or four storeys high thus creating an enclosure in which the fumes from the stove would be trapped causing a nuisance to all and a particular health hazard to 24 Western Road.

There would be nothing to prevent this conversion from being used as a short term holiday let particularly as the owner already has a house locally. Tenants would not necessarily abide by any rules about suitable fuel for the stove and might well be tempted to use driftwood from the beach or other unsuitable materials.

D Refuse collection

There are already problems of refuse bags being torn open by seagulls in Western Road. Occupants of this conversion would have to leave refuse in Western Road to ensure collection thus exacerbating the problem.

Short term holiday lets would make it very difficult to enforce any kind of agreement about where and when refuse should be left for collection or in what kind of container.

E Parking

There are constant difficulties over parking in Western Road and have been for many years. This conversion would make the problem worse as it has no parking of its own and removes two existing parking spaces.

F Noise

Because of the very close proximity of the conversion to other properties noise could well be a problem. Short term holiday lets would make it very difficult to enforce any kind of agreement to limit disturbance by volume or time.

G Potential problems during the proposed conversion

As I understand it these are not in themselves appropriate reasons for objection to a proposal. However, quite apart from the dangers of asbestos removal which are well covered by legislation, the other conversion work would involve a lot of noise, dust and general disturbance to local residents, particularly those in 24 Western Road and 6 Beach Mews who are in such close proximity. I ask therefore that if this proposal is allowed special attention is given to the method statement for the work and supervision of the implementation of it.

Phil McErlain

47/49 Western Road

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.