



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

10th July 2020

M and P Culshaw
5, Beach Mews
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 8th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28308

We are writing to object to the above application.

The construction of a holiday cottage at the eastern end of South Passage will entail a change of use. Whether long-term or short-term lets are envisaged, this could impact adversely on the neighbourhood in the following ways:

1. Parking. There are on-going problems with parking in Western Road, the adjoining road to South Passage. A new residential property can only exacerbate the difficulty as no provision is made in the application for parking at the property.
2. Access to South Passage. This is essential for work and emergency vehicles needed by existing residences, which would be impeded by any parking in the lane.
3. Disposal of rubbish. Bin bags left at the entrance to South Passage are invariably pulled apart by seagulls. There is no space at the entrance to the lane for a bin on collection days. Could holiday-makers be relied upon to manage their waste?
4. Wood-burning stove. Only eco-friendly, non-polluting fuel can legally be used in such appliances. Could this be guaranteed with frequently changing tenants?

In addition, such a stove in an area of taller buildings and especially with a chimney at no distance at all from the rear of No.24 Western Road would pose a serious health hazard.

5. Conservation Area. The proposed development site is in a small but open green space within a conservation area. Past planning decisions have maintained the character of the area. It would thus be a travesty to allow a building project which detracted from its charm and caused unnecessary problems. The

well-being of those nearby, especially at No.24 Western Road and Nos.1 and 2 Beach Mews, must be taken into consideration.

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.