



From: Barry Shorten [REDACTED]
Sent: 03 March 2015 14:23
To: Anita Gardner
Subject: LU/13/15/PL

7 Goda Road
Littlehampton
BN17 6AS

Mrs Anita Gardner
Planning Officer
Arun District Council
Maltravers Road
Littlehampton

3rd March 2015

Ref application number **LU/13/15/PL**

Dear Mrs Gardner,

We wish to object to the current proposal for development of the Old Dairy site for the following reasons:

1. **Overlooking, overshadowing, loss of light and loss of privacy:** The proposed development plan shows plots 3 - 5 and 6 – 8 as being three storey/two-and-a-half storey buildings. Being of similar

height to or higher than adjacent buildings, these will overlook, overshadow and result in loss of privacy and loss of light to adjacent properties including our own property and garden. The Flintstone Centre will be particularly badly affected by these negative impacts, as the site on which it is built is on a much lower level than the Old Dairy site so the proposed plots 5 - 8 will tower over it, overshadowing and overlooking the Grade II listed building and resulting in loss of light to the east facing aspect and windows, and loss of privacy. Being on the east side of plots 5 – 8 our own property will lose daylight and sunlight and will be overlooked by the north aspect of plots 5 – 8 resulting in a loss of privacy.

2. **‘Conserve and enhance’:** The plan should conserve or enhance the Littlehampton (East Street) Conservation Area -listed buildings and buildings of character surround the site on all sides. However, this plan follows the previous two applications’ apparent objective of attempting to fill the space to find the maximum number and size of properties that will be approved rather than attempting to put in place a development which truly enhances the area. The current proposal will impact negatively on the character and appearance of the area as it amounts to vertical infilling in a small town centre site to achieve the maximum number of bedrooms. Given the historical significance of the surrounding buildings we suggest that any application for development of the site should consider one or two storey properties which might not impact so negatively on the area.
3. **Three storey/two-and-a-half storey houses:** The plan suggests that it is in keeping with the area to build two-and-a-half storey buildings. However, the fact that some of the neighbouring buildings on Goda Road are three storey buildings or of varied height should not be cited as a reason or excuse of itself to build three storey / two-and-a-half storey houses, as the existing houses are buildings of character and any modern developments should be sympathetic to rather than competing with the existing properties.
4. **Scale and massing:** The site is too small for 8 units, particularly when 6 of them are two-and-a-half storey, three bedroom houses. This is evident in the inadequate spatial separation of plots 5 - 8 in relation to the Flintstone Centre and the east boundary wall/properties.
5. **Site coverage:** It is stated in the plan that the Old Dairy buildings cover 50% of the site whereas the development would only cover 20% of the site. This is put forward as a positive argument. However, it is misleading as the current Old Dairy buildings are low level – one storey - and not are intrusive in any way. The proposed development will infill vertically with two and two-and-a-half/three storey houses, will not be in keeping with the surrounding area and will result in a serious loss of amenity to the surrounding area.
6. **Traffic/parking:** The eight proposed properties will result in around 8 – 16 cars and vans being parked on the site. As there will only be room allocated for 8 cars or vans (1 per property) the remaining vehicles will have to park on unallocated space within the site or spill out onto Church Street or Goda Road which are already over-subscribed as parking sites for town centre workers and shoppers. No provision has been made for dealing with this overflow into the surrounding area. Fewer or smaller properties would have fewer vehicles and reduce the impact of the traffic and parking issues.
7. **Hazardous Access:** The application does not indicate how traffic will be kept at a safe speed when exiting onto Church Street between No. 3 and No. 5 where there is poor driver visibility and pedestrians have no warning of exiting cars and vans. This hazard will be exacerbated with greatly increased traffic from the current very low levels of traffic accessing the site. Speed ramps should be put in place to prevent traffic exiting any newly planned development at speed.
8. **Volume of traffic:** Current usage is at a very low level and has been for a number of years since Enable Me quit the site, and even their usage had a relatively low impact. This proposed development will result in greatly increased traffic, noise and pollution. Sixteen vehicles making an average of 3 trips per day could lead to a total of 96 individual outbound and inbound journeys per day.
9. **Asbestos:** The Old Dairy buildings may contain asbestos which should be taken into account by any plan when they are demolished, and should only be undertaken by an approved contractor.

10. **Boundary walls:** Any repair or renovation should be done in consultation with the owners of the properties.

Yours sincerely

Barry Shorten & Sarah Riddle