

1st September 2025

Andy Smith
49 River Road
Littlehampton
BN17 5BZ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/141/25/PL
Site Address: 57 River Road Littlehampton BN17 5DD
Description of works: Partial demolition of number 57 River Road, change of use & re-development to provide a flatted development comprising 9 No. apartments with private amenity space, parking & cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/251/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

Thank you for your internet representation made on 31st August 2025 which has been recorded as an objection with the comments as follows:

OWPC78409

I live at no 49 which is directly adjacent to the proposal.
Whilst some of my concerns from the previous application LU/251/21/PL have been addressed.
A suitable security Gap between the pontoons,
The access ladder moved away from river patio area of 49 to afford some privacy.
The parking bay set back away from the patio area.
I do have concerns with the new proposal.
1. The second floor plan now has a window on the south east elevation which looks directly through the velux window of 49.
It shows partially obscure glass, however this would make no difference as its not full height.
Im unsure if there is a balcony on this level, however there is one above which also overlooks the velux window.
There is a boiler outlet and woodstove chimney from 49, very close to this elevation, which would cause complaints in the future. If this balcony was used.
There are also 2 levels of balconys on the north east elevation that will overlook and invade privacy from the entrance door and windows on the ground floor of 49.
Surely a balcony overlooking the river is sufficient.
The boundary wall of 49 is very thick flint with no damp course, so
I would suggest the concrete slab of the new car park has a suitable drainage gap between, and a barrier to

stop cars hitting the wall, which has happened in the past.

Also a physical barrier to stop inevitable parking next to the patio area of 49

I would suggest the piles be bored not driven to avoid structural damage to 49.

The highway drains were rerouted from outside 49 to an open sewer which smells quite disgusting at times , this will be made increasingly worse with more development

I would suggest a trap should be installed, this was the original plan, however lazy workmen failed to do so, and there has been no redress.

I am not against development of this land,

Squeezing as much money out of a plot is one method.

Splitting it into 2 individual plots with a lower more sympathetic design for 2 detached riverside houses would be another way

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>