

3rd September 2025

David Lindsay
3 West Drive, Middleton on Sea, West Sussex
PO227TS

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 2nd September 2025 which has been recorded as an objection with the comments as follows:

OWPC78452

I am the owner of 32 Pharos Quay, which property directly look out on the site of the proposed development. Generally the proposals are out of keeping with the area and an over-development of the site. I believe that a smaller development with fewer flats (perhaps up to 4 or 6 in total?) and ideally of just two storeys is more acceptable. The proposal will inevitably take light from the flats in Pharos Quay and will, as proposed, enable the owners of the new flats to directly overview the adjacent properties. In addition I would ask that regard is paid to the following: 1. There have been recent changes made to the parking arrangements in River Road outside Pharos Quay, and the introduction of a cycle lane which permits cyclists to pass from the direction of Littlehampton Town towards the bridge and against the flow of traffic on the Road. The consequents of these changes have been to create additional parking and congestion in River Road and it is very dangerous now for vehicles exiting Pharos Quay and joining River due to the limited sight lines that now exist (and the proximity of the of parking lines close to the entry/exit) and the contraflow of cyclists going towards the Arun View. The proposed development will only make this worse. I am genuinely concerned that a serious accident will occur due to the current traffic and parking arrangements.

2. Leading on from 1. Parking for visitors and tradesmen visiting the proposed development site is inadequate given the congestion on River Road.

3. The design of the new flats is out of keeping with the area and especially with the historic building at no49. Bear in mind that this is a conservation area.

Any design should take account of the facade/appearance of building when viewed from River Road. Within this, some sympathetic treatment of the design should be made to the area of what is currently the open parking area adjacent to no49.

I strongly object to the development as proposed

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>