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8th September 2025

Chris Worrall
22 Pharos Quay
River Road
Littlehampton
BN17 5BF

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 5th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78581

I am the owner of no 22 Pharos Quay and I wish to strongly object to the proposed development plan for this site.

Once again the developer is putting greed before concerns about the impact of such a large building. It will have a very detrimental effect on the area as a whole and particularly on the residents of Pharos Quay. There will be severe overlooking into and from the the new development. The existing development is out of keeping with the area so why compound the problem with this ugly proposal. Please see below for the broad headings of my objection:

It will destroy the character of the area by turning it into a concrete jungle.

It will destroy the Victorian legacy of the old buildings being demolished. Have English Heritage been consulted on this?

It will blocking sunlight from from Pharos Quay flats opposite for a good part of the day.

River Road will become more of a wind tunnel than it is already. The storms and gales are already causing more roof damage to Pharos Quay on a regular basis than before the original development was made opposite. This is because the wind is now being 'funnelled' down River Road. This development will make it potentially worse and may affect the ability to get insurance cover and the cost.

Loss of privacy - flats will be looking into each other's rooms as they are so close.

The parking problems in the area will be exacerbated.

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>