

18th September 2025

Miss Edwards
Flat 30
Pharos Quay
River Road
BN17 5BF

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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 17th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78887

Objection to Planning Application LU/251/21/PL - 57 River Road, Littlehampton:

I strongly object to this application for the following reasons:

Out of Character:

The proposed 9 flat development is not in keeping with the low rise, historic character of the River Road Conservation Area.

Its scale, design, and the introduction of modern flatted units would harm the visual and architectural integrity of the area.

Traffic and Congestion:

River Road is a narrow, restricted access road. Adding 9 units will increase traffic, congestion, and air pollution, while exacerbating the already limited parking availability.

Local Residents' Interests:

Many nearby properties are rented or used as holiday lets. These temporary residents may not fully

appreciate the impact of development on the community. Long term residents' views and quality of life should be prioritised.

Floating Pontoon:

The proposed pontoon would alter the riverside character, potentially restrict public access, and disrupt local wildlife. It is inconsistent with the conservation area's environmental and historic value.

Previous Concerns Unaddressed:

This is a resubmission. Earlier objections highlighted overdevelopment, inadequate parking, and harm to the conservation area - all of which remain unresolved.

For these reasons, I urge the council to reject this application to protect the historic, environmental, and social integrity of River Road.

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>