



Arun District Council
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9th June 2021

Fiona Walker & Mike Seaton
Flat 1
27 River Road
Littlehampton
West Sussex
BN17 5BZ

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/151/21/PL
Site Address: 25 River Road Littlehampton BN17 5BZ
Description of works: Demolition of existing car garage and the erection of 2 no. two-storey residential buildings comprising 5 no. flats with associated works. This site 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 8th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37241

We own the Freehold of number 27 and Flat 1.

To date, we have had one face to face meeting and viewed revised plans with other adjoining neighbours and the Architects and Planning Consultant and both have been accommodating and listened to our concerns in principal to get to this stage of submitting finished plans but one final pre submission consultation would have been advantageous.

We agree that the desperately site needs to be developed as it is an eyesore for the residents, visitors and conservation area and has been for years. If development does not occur in the next 12 months then the site should be raised to the ground and fenced off.

The long term lack of maintenance of the garage and the lean to have caused damp to appear in our property over the years and to the current day.

The development is simply too big with the number of dwellings. We would fully support the building of a semi-detached property with gardens and adequate parking so long as the frontage design was sympathetic to the requirements of the conservation area.

Our primary concern is with the proposed basement garage. It has been noted in the planning documents that the area is liable to flooding from storm water, high tides and escaping water from mains water and sewerage meaning that Planning Control requires the proposed ground floor to be a certain height above the

mean flood line. We have a basement bedroom which would be adjacent to this garage and the integrity of this needs to be protected in the same way as per the new flats. Having a basement garage is not an option due to flooding, noise and pollution.

The garage entrance onto River Road is right at the point where River Road becomes one way traffic. It is common for motorists and multi cyclists to go against the intended flow of traffic. If the cars in the garage head in forwards, then they have to reverse out right onto the pavement. This location must be one of the most unsafe places along River Road to have a basement garage.

The Residents of a section of River Road fought the Council to remove the single yellow line via a petition. It only took ADC a year to implement but at least Residents got their wish. River Road / Terminus Place is already blighted from the vehicles of Traders, Tourists and Train Station users. It would be great to be able to get ADC and LTC to set up Resident Parking Permits for River Road / Terminus Place / Purbeck Place but our requests fall on deaf ears yet the Planners still permit development without adequate parking. It's crazy and unsupportive towards Residents.

Our next concern is with Dwelling No 3; the living room and bedroom windows of dwelling No. 3 look directly into the back yard of No. 27; we would like to request that these windows are obscured in some way, window openings are restricted, or appropriate screening is put in place to avoid being overlooked if the proposed development proceeds.

In consultation with Turner Associates, agreement has already been reached that dwelling No. 1 which faces onto River Road shall fully abut to No. 27. This will mean the removal of a small section of flint wall that is currently between the two buildings. However, this wall extends to the rear of No. 27 to create our courtyard. This section of wall has been maintained by us since 2005 and we would wish this to remain in place and undamaged.

Flint Wall Continuing Along Alley - on the western aspect. This very old flint wall forms part of a public alley way and should remain.

Asbestos Roof - what Health and Safety provisions will be in place for local residents when this is removed?

Fiona Walker
Mike Seaton

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. 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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.