



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

14th June 2021

Dear Sir/Madam,

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

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 13th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37383

The existing building on the site makes a neutral, bordering on negative, contribution to the character or appearance of the conservation area. There are no objections in principle to the redevelopment of the site but it needs to be of high quality design and of appropriate massing, form and scale.

The introduction of parking open to the street on the River Road frontage will give rise to an inappropriate and negative feature in what is a small, domestic scale street scene in this part of the road. Every effort was made in the nearby East Bank Redevelopment, for instance, to ensure that there were continuous, unbroken, built forms along street frontages and parking was provided away from or behind these frontages. It is accepted that there are some limited examples of garage parking accessed directly from the street further to the west in River Road but it is either set well back from the road frontage or is an early example e.g Britannia Quay; the latter significantly detrimental to the street scene.

All parking would be better provided at the rear of the site and accessed from Terminus Place where car parking already exists. This would require a reduction in the number of residential units but the proposed Terminus Place block is too large and overbearing in any event. If any residential development is, or can be, provided on this part of the site then it should be single storey or 1.5 storeys in height.

It is considered that the proposals conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of conservation areas.

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.