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16th June 2021

Andrew Seggie
2 Cyprus Villas
River Road
Littlehampton
West Sussex
BN17 5BY

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 15th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37446

1. TA 1235 /14 and TA 1235/16 Appear to give the front and rear aspects of the roofs to the main building facing River Road and the building in front of the flats

A What the North elevation does not show is the extent of the roof height to the main building filling in the gap in River road I believe this to be too high and not in keeping with surrounding buildings

B. No party wall agreements have been negotiated , The whole scheme is alongside and to the rear of our property.

Will we be provided with a replacement gate for our access

C. The whole scheme is alongside our property and will cause an immense amount of mess and disruption is there to be any recompense for this.

D. The locating of the pillar at the entrance to the block will bar access to our bin storage in place outside our garden gate.

2, TA 1235 /14 shows the space for the underground parking as mentioned in your forward ,

This has raised the height of the build and whilst the angle to our third floor window shows at 25 degrees - the additional height will reduce the amount of late sunlight we currently enjoy through that window as the sun sets

It is too high due to the parking excavation.

3A. This parking arrangement has been objected to by Council and I agree that it is inappropriate to have vehicles using this area for parking

4. TA 1235 / 16 and TA 1235 / 19 - shows the raised planting area to the rear of our garden

A. Is this to be a rebuild of the existing wall into a party wall ? No agreements have been entered into

B. Will the raise screening be extended across the whole length of the wall?

5. TA 1235 / 16 and TA 1235 / 12 and TA 1235 / 19 - will there be screening to the wall to ensure anyone using the area is not able to:

A - Object to block in Terminus Place due to height and detriment to other dwellings

B - gain access to our garden due to the increased ground height

C - look into the garden whilst accessing the raised area to their front door flats 3, 4, 5.?

D - Extend the party wall to encompass 1 River Road Garden and screen all along

6. TA 1235 /10 -TA 1235 / 15 and TA 1235 / 13 and TA 1235 /23- Green Roof space -

A - What access is being provided to this space

B - Whilst it is set back from the joining wall - will they be able to look into our garden?

7. TA 1235 / 18 cross section at line AA

A .please clarify the view point? is this showing a cross section at AA, facing South or North ?

B. If South - aspect of drawing is showing items in the North which you would not see

C. If South - the drawing needs to be mirrored so screening is shown on the left (West) and new building right (West) and reflect the roof height at this point.

D. If North - then clarification needed for cross section BB - TA 1235 / 19

8. TA 1235 / 19 cross section at line BB

A. refer to question 7D above

B. refer to questions 4 and 5 above

C. The party wall construction seems to end short of the mid garden wall line - can this be tidied up for look and feel ?extend to 1 Cyprus Villas Garden under party wall agreement

9. TA1235 / 01 - shows outline of plot and border of current wall to existing buildings shared by our garden

A. will the party wall be constructed with non opening Obscure glazing to allow additional light to the underground parking - if granted

B. will the party wall at the point where it forms the back drop of the raised planting - garden area for flats 1 and 3, have Obscured Glazing to allow light come through?

C. Where works to reconstruct all party wall damage the concrete garden area of our property will this all be repaired?

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.