



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

8th July 2021

Mr and Mrs Derek Piper
14 Reef Close
Littlehampton
West Sussex
BN17 6QG

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/168/21/HH
Site Address: 12 Reef Close Littlehampton BN17 6QG
Description of works: Two storey side extension and single storey side extension with alterations to fenestration and demolition of attached garage

Thank you for your internet representation made on 7th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38070

We are aware that there is already planning permission granted last year for the side extension with a second floor 'sun room'. We would have objected to this application last year had we been made aware but we were away and returned home after the last date for submission of objections. This current application would have an even greater impact on us and other neighbours.

The original plan for this area of the Beaumont Estate was specifically designed to maximise sea views for both Reef Close and properties in neighbouring roads. Many properties were designed with balconies or strategically placed windows to ensure this visual amenity was available to the maximum number of houses, providing open and unspoilt views over the golf course to the sea. The detached houses were originally designed to have single storey garages set back from the front of the house. The detached houses were also designed as upside-down houses benefiting from unspoilt views from their upper living areas.

This proposed extension would bring the whole frontage forward and infill the area between properties creating a more solid and terraced appearance which is contrary to the original design, concept and layout of the estate. The reduction of the gaps between the houses would detract from the open character and appearance of this area and is detrimental to the visual amenity enjoyed by many. If permission is granted then this would set a precedent for future planning applications.

Our property is the end of terrace which has the original bedroom window situated at the side rather than the front in order to take advantage of the available open aspect through the middle of the detached houses to provide sea views. Our bedroom window is directly opposite the proposed extension meaning that we would be denied the pleasing and open aspect that we currently enjoy as it would be replaced by a two-storey solid building. Many neighbours would be adversely affected in the same way.

We would welcome a visit from the Council's Planning Officer to view the proposed development from our property in order to appreciate why we are submitting this objection.

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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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.