

Barry Shorten
7 Goda Road
Littlehampton
BN17 6AS

Your Ref: OWPC3335
Our Ref: LU/177/14/PL 10-06-2014
Please ask for:
Mr D Sullivan

6th August 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolition of original dairy distribution depot and construction of 8 No. dwellings and ancilliary works. Resubmission following LU/298/13. This application may affect the character and appearance of the Littlehampton (East Street) Conservation Area.
The Old Dairy Behind 3 & 5 Church Street Littlehampton

Thank you for your internet representation made on 5th August 2014 which has been recorded as '**an objection**' with the comments as follows:

*7 Goda Road
Littlehampton BN17 6AS*

4th August 2014

Ref application number LU/177/14/PL

Dear Mr Sullivan

I wish to object to the current proposal for development of the Old Dairy site:

The proposed development of two and a half storey buildings, which is equivalent to three storeys in reality, is too high; the current buildings which are due for demolition are all low level - mostly one storey. The applicant's claim that the proposal is of a smaller scale as it apparently covers less area is, only one side of the matter. Height is one of the main problems.

For the houses on Goda Road and Church Street there will be a resulting loss of light especially in the afternoons and evenings: the open views from the rear windows of the existing houses and back gardens will be obstructed and the distance foreshortened.

The backs of the existing houses and their gardens will be overlooked from windows of the new dwellings and privacy will be lost.

There will be a great increase in noise from traffic and other use which will impact negatively on the existing calm and quiet. Even the most recent use some years ago by the charity Enable Me was rarely intrusive.

The walls of some of the proposed building walls are too close to the existing boundary walls and therefore to existing properties.

The design including blue engineering brickwork is out of keeping in an area in which there are many buildings of character and listed buildings.

Eight dwellings and the associated volume of vehicles will greatly increase the traffic in and out of the Church St entrance which is already a dangerous run through for many vehicles. I have witnessed vehicles travelling at speed along this route despite statements to the contrary in the consultation documents. The increase in traffic along with the restricted view exiting the site will pose a significant risk.

Taking the above into consideration individually and as a whole, there will clearly be a great loss of amenity to the neighbourhood should this development go ahead in its present form. I strongly object to this development.

Yours sincerely

Barry Shorten

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration