

Sarah Miles
Flat A
3 Goda Road
Littlehampton
West Sussex
bn176as

Your Ref: OWPC24148
Our Ref: LU/214/19/PL 08-07-2019
Please ask for:
Mrs A Gardner

30th August 2019

Dear Sir/Madam

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

Erection of 2no. outbuildings to the rear of 18-22 East Street to provide communal/multi-functional space & therapy rooms ancillary to the lawful use of the site as a Private Detox & Rehabilitation Clinic (C2 Residential Institutions)
18-22 East Street Littlehampton

Thank you for your internet representation made on 29th August 2019 which has been recorded as '**an objection**' with the comments as follows:

Objection to Planning Application.

Firstly- apologies for the late arrival of this submission. There's been a permanent yellow poster at the sight so it's not surprising that it wasn't apparent to local residents that actually the content had changed! I object on the following grounds:

Residential area

The proposed development would be an overdevelopment of the site in a residential area. The visual effect on neighbouring properties would be significant.

Additionally, it would result in loss of existing views, so impacting negatively on the residential amenity of neighbours.

There would be possible noise and other disturbances as clients would be using the whole site, not just the main building. This is particularly pertinent when considering the proximity to the Flintstone Centre (immediately adjacent to) and school. These both support highly vulnerable children, as was identified by WSCC in their objection to the first application, citing possible safeguarding and drug trafficking. Use of the whole site makes this an even greater concern.

The proposed development will overlook residential gardens, so spoiling the amenity. This brings buildings in much closer proximity to the houses in Goda Road and the Old Dairy development which will have a negative impact on both.

It seems to be a clear case of 'garden grabbing'! That is, inappropriate development on gardens in a residential area.

I really don't see that any other property in East St could hope to erect such buildings in their garden. It is a residential area and must be assessed as such.

Conservation area.

All the above objections also apply when considering the proposal is in a Conservation Area. Additionally:

This proposal will prejudice the 'existing character and appearance' of the locality, and not 'preserve or enhance it' as the Local Plan demands.

The scale, design and materials are non-traditional and therefore inappropriate and damaging to the area.

The historic street patterns would be damaged by moving development to the garden area. It would profoundly alter the spaces created between buildings. It would obscure the ancient flint walls.

The proposed buildings, clearly visible from the street and all neighbouring properties will not preserve or enhance the Conservation Area (CA), being out of keeping with all the local buildings.

East St is currently 'of uniform character' with 'medium plots with gardens to front and

rear'. Two large buildings to the rear and a little 'urban planting' is out of character. This proposal adversely affects 'the setting, character, appearance of and views into the conservation area', which the Local Plan expressly forbids.

Planning Process

The process of applications on the site is disquieting. It is the 3rd application at this site in a few months. Either the applicants were unaware of the demand for their services, or, a possible reason could perhaps be that they wished to 'drip feed' their proposals in the hopes of getting them through. For example, the original application stated, 'no physical external alterations are proposed' and 'no extensions are proposed'.

I note that the original application had several letters of support. However, many were from members of staff, who, with one exception, did not make known their financial and professional interest in the development. This could be seen as, at best as unethical and even perhaps at worse as fraudulent.

Parking

This application does not seem to consider parking. Presumably the extra buildings mean more clients will be on site and therefore presumably more visitors and staff. If so then the parking needs assessment needs to be redone to reflect greater numbers.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning