



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

5th October 2020

Andy Smith
49 River Road
Littlehampton
Sussex
BN17 5BZ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/247/20/PL
Site Address: 57 River Road Littlehampton BN17 5DD
Description of works: Partial demolition of existing building, retention of boundary wall & street facade, partial demolition of boundary wall to incorporate new pedestrian gateway & gate, erection of 6 No. flats in 2 blocks connected by shared stair & lift core, on site parking yard for 8 No. cars & 8 No. cycles & space for communal refuse & recycling bins. This application 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 4th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30051

I am the resident of the adjacent property, number 49
It is a workshop and a residential property .
It seems that most of the problems with the previous applications have been resolved.
I have no issues with the basic structure, however a few parts need clarification.

1

There is no south eastern elevation plan.
This makes it difficult to determine materials, and more importantly, the windows and doors.
There are flat roofed set backs in the construction
The drawing states that there is no access to the second floor ones to protect the privacy of 49, however the third floor is a terrace with access.
This will look directly through the roof window of 49, and with a small amendment to the plans connect to the river balcony.
These building have enough balconies overlooking my outside space. I don't think it is necessary to invade my internal accommodation as well.

2

Some drawings show river access from a ladder some distance away from the riverside patio and 1st floor balcony of 49.
Others show a ramp starting at the boundary of 49.

This would significantly affect the residents privacy, not to mention the impact of a huge metal stairway and landing to access the ramp over the flood wall.

3

The car parking space shown does not abut the patio space of 49, however unless a barrier is put in place, this area would inevitably be used for vehicles, affecting the privacy of 49.

Also I would suggest a barrier along the north boundary wall of 49 to stop cars hitting and damaging the structures.

This occasionally happens now, and shakes the whole building..

The drainage away from this wall needs careful consideration as there is no damp course.

4

The water pressure at high demand times is low.

Will this be addressed as the usage will increase.

If a large tank is installed, it is of little use if it refills on demand.

This reduces the supply even more.

5

The recent land drain diversion outside 49 river road was not carried out to plan, it was connected directly to the sewers with no gulley or water trap.

This creates foul smells in the area, depending on wind direction. The impact of more residents will obviously make this worse. I would suggest that whilst the new drainage connection is undertaken, hopefully with a water trap, the illegal one outside 49 is rectified. I was assured every day throughout the diversion it would have a trap, but this did not happen due to lazy workmen.

6

I would suggest the piling be bored and not driven, so as not to affect the 200 year old flint boundary wall of 49

7

To stop trespassers, thieves and vandals accessing the pontoons, gaps have been left to stop access all the way from one end to the other.

I suggest a suitable unjumpable gap is left on the pontoon boundary of 49.

This will not adversely affect the length of moorings, as at least 2 meters are required to moor a vessel without damage to neighbouring vessels.

A Smith Owner occupier of 49 river road,

As of today there is no planning notice displayed.

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 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](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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 Development Control 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.