



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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6th October 2020

Mrs D Douglas
5 Riverside Wharf River Road
BN17 5BZ

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

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 5th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30071

1. Whilst I do not object to the latest overall proposed planned buildings at 57 River Road, I do vehemently object to the closeness and height of the second floor riverside flank wall of the brick clad building to my property next door. In the absence of north elevation drawings, it would appear from the River Arun elevations (plan ref: 1908 P 300) that the north riverside bedroom wall is to sit directly against my existing second floor balcony glass which would mean that I would have a view of a brick wall cited inches away from the balcony in place of the expansive riverside views I currently enjoy. We have previously had conversations with Planning about the new proposed buildings not being brought forward of the building line but I would suggest that the second floor of the northerly building does exactly that.

It is commendable that effort has been made to avoid overlooking of 49 River Road from the southerly building but no such measures appear to have been afforded to the neighbours of the northerly building, particularly from the third storey.

2. Whilst perhaps not a planning issue, it might be important to have details regarding the closeness of the north building to the existing elevation. Is the existing western red cedar to be removed? Is there provision for reciting the existing aerals at Riverside Wharf?

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.