



Arun District Council
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20th October 2020

Peter Herbert, Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

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 19th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30517

EXTRACT MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held on MONDAY 12TH OCTOBER 2020 at 6:30PM

Present:
Councillors Tandy, Buckland, Chace and Long

2020/21

58.3. Planning Application LU/247/20/PL- 57 River Road, Littlehampton, BN17 5DD

58.3.1. The Committee received and considered a planning application (previously circulated) which proposed a development of six apartments, comprised of two buildings; one made of brick and the other enclosed with metal cladding. This was a mixture of two- and three-bedroom apartments which provided eight parking spaces with electric charging points cycle and bin storage. Access to the parking was via River Road and a separate pedestrian entrance was also provided via a glassed stairwell that joined the buildings.

58.3.2. The Committee proceeded to consider this application in more detail and discussion focussed on parking provision, flood protection and the design. Regarding parking, Members had concerns that this would be insufficient considering the size of the flats. Observing that unrestricted parking was already at saturation

point in the River Road area, Members judged that this had not been properly considered within the plans. Whilst the design was contemporary, Members considered that more could be done to retain the remaining elements of the heritage building. If this was not possible, Members supported the suggestion that a heritage board explaining the history of the area be introduced as part of the plans. Regarding the overall design Members were concerned about the impact on the privacy of neighbours of the balconies on the upper floors. Observing the comments from the occupier of the adjacent property, Members agreed that this aspect of the design would negatively impact upon the residential amenity of the neighbouring property and needed to be addressed. Finally, observing that that this part of River Road was still prone to flooding, Members considered that rather than relying on the same method as that which was in place at the neighbouring flats, this element of scheme needed to be enhanced if it was to provide sufficient protection. The Committee therefore Resolved to:

Object to the planning application and that the representations of the Committee as set out in Minute 58.3.2 above be forwarded to Arun District Council.

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.