

Jonathan Vallance
1 Southfields Road

BN176AF

Your Ref: OWPC15842
Our Ref: LU/280/17/PL 05-09-2017
Please ask for:
Mr D Easton

13th October 2017

Dear Sir/Madam

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

Conversion of existing building to form 5 No. dwellings with associated cycle & refuse stores, parking & landscaping with dormers to north & south elevations.

General Henrys 31 Horsham Road Littlehampton

Thank you for your internet representation made on 12th October 2017 which has been recorded as '**no objection**' with the comments as follows:

Having lived opposite this location for over 20 years, during which time the property has always operated as a pub, I feel well qualified to comment on the application under review. During this period, with one notable exception, we have experienced only minor anti-social behaviour from pub customers. However, having failed to thrive under a series of owners over a long period of time, the pub was inevitably destined to cease trading permanently. The land was advertised as a potential opportunity for a convenience store (e.g. Tesco Express), which would been disastrous. Therefore a residential development is probably the most realistic option for this location given its ongoing non-viability as a pub. However, I am extremely concerned that the four (down from the originally proposed five) parking spaces is totally insufficient for the number of flats proposed. Surrounding roads are already very busy, and we are frequently blocked in by inconsiderate drivers using the service road in front of our driveway. This will only worsen with the addition of several additional vehicles (could easily number in excess of ten). On balance, and given the alternatives, I do not have grounds to strongly object to nor support the application, however I would ask that my comments on parking, in particular, are taken into account.

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

Neil Crowther
Group Head of Planning