



Arun District Council
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21st February 2022

GERALD MCGEEHAN
35, Mariners Quay
Mariners Quay
Littlehampton
West Sussex
BN17 5DA

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/30/22/PL
Site Address: 32 & 33 Mariners Quay River Road Littlehampton BN17 5DA
Description of works: Extension of first floor rear balconies at 32 & 33 Mariners Quay (resubmission of LU/349/20/HH). This application affects the character & appearance of the Littlehampton, River Road Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 20th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44532

I object to LU/30/22/PL. The area is part of the Riverside Walk. The area is an asset to Littlehampton, it won a Conservation Design Award and regularly features on the council's publicity photos to promote the town. It should not be spoiled. These facts should ensure that any application is scrutinised carefully. It also falls in a Conservation area, a point that the Conservation Area Committee highlighted on a previous application on this exact site, LU/5/17/HH where they applied conditions. The fact that it is a Conservation area is relevant. It won a Conservation award. The applicant seeks to increase the balcony size on the rear elevation of two houses extending them out with large support pillars. Almost doubling the size of the balconies. This alters the appearance of the rear elevation and will appear overbearing and out of character with the river walk / street scene. A previous application in this area LU/5/17/HH was approved and the planning officer pointed out a similar application to that one had already been approved under ref LU/261/15/HH thus identified a precedent being set. This application will set a precedent for extending balconies. This is likely to result in a race to extend out with various sized balconies and extensions being added. This will result in a haphazard unsightly mess. I am aware of another resident who has already spoken of extending his balcony out even further. In the previous application LU/261/15/HH objections were raised to any extending out towards the river owing to the infringement of privacy to neighbours. This and any further alterations / race to extend will do this. Mention is also made that covenants on this development do not permit extensions of this nature in order to protect residents' views. Whilst this may not be a planning issue, the point is that these views are of considerable value to all and should be protected to avoid any free for all. This application identifies that the current balcony is set back from downstream houses; it points out it would line up with these downstream houses. The

alignment of the balcony will result in a total loss of privacy in the downstream houses. The balconies will now be level and not setback at all with nothing between them. The occupants of the new balcony will be able to see straight into the existing downstream house. They will stand on their new balcony three feet from the neighbours lounge window looking straight in and blocking any view and restricting the light into the room. What is also not mentioned is that the current balcony, whilst set back on one side is set out from the upstream houses, so to set it out even further will result in these upstream properties which currently have a view downstream having that view blocked. But more importantly the extending out of the balcony will mean that when occupied as well as having their view blocked they will also lose their privacy and be overlooked by the occupants on the new balcony who will now look back into the lounge of the upstream houses. I believe one of the previous applications on this development LU/270/16/PL makes reference to this overlooking under policy GEN7 (IV) of the local plan which would appear to be breached. The planning office should reject this application. It is not appropriate, it sets a precedent and it would be a great shame if such an attractive and pleasant residential development and street scene within a conservation area were spoiled by this development and the resulting future developments which would follow for both the sake of the residents' privacy and for the locals who so enjoy the area.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>