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28th February 2022

Denise SCOTT  
35  
Mariners Quay  
Littlehampton  
West Sussex  
BN17 5DA

**Case Officer:** Harry Chalk  
**Telephone:** 01903 737577  
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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 27th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44674

I have lived in Littlehampton all my adult life. I am local and have recently moved to Mariners Quay. Regarding planning application LU/30/22/PL. I object to it. The house I live in and the properties that want to extend are all in one of Littlehamptons Conservation areas.

Please see a previous application LU/397/15/HH. This application was on the same development. It involved simple changes to the windows of one property. Where as this application involves changing balconies on two properties and putting the balconies on three large 10ft high metal pillars that will then be clad in wood.

The previous application was rightly refused. I quote below from the planning officers report on the previous application and ask that you replace the word "window" or "fenestrations" with " Double sized balcony and support pillars."

"It is clearly apparent that the proposed alterations result in unacceptable harm to the established pattern and character of the terrace and the wider street scene. The terrace of dwellings of which the application site is one is defined by the symmetry of the buildings and the similar fenestrations are a key aspect of their design. The alteration in the window fenestrations results in the building appearing out of character and incongruous within the wider elevational scene. The alterations to the fenestration of the balcony doors at first floor level on the south-west elevation is also considered to result in unacceptable harm on what is a prominent location. The terrace of 8 properties is defined by the fenestration similarities on the river front elevation with the first

floor doors of all dwellings being subdivided into 4 casements."

The report states. "The alterations the subject of this application are considered to conflict with policy GEN7 (ii) of the Arun District Local Plan."

It is worth noting that this previous application in Mariners Quay LU/397/15/HH which was refused is also not even in the Conservation Area however certain development rights were removed by Condition 5 in order to protect the special visual amenities of the locality. Perhaps all of Mariners Quay should be brought into the Conservation Area?

Regarding the fact that this proposal LU/30/22/PL is actually in a Conservation Area. Conservation Areas have a statutory definition but the Arun District Local Plan 16.4.3 states Special features of these areas include not only individual buildings. It lists these special features, amongst other things this includes street furniture, vistas and spaces between buildings. Buildings alone do not make up a Conservation Area.

Mariners Quay adds to the character of the area along the river. Historical character alone does not make it a Conservation area. This area ie Mariners Quay falls within the definition of a conservation area for various reasons and the area should be preserved. The Views and Vistas across the river towards the South Downs out to sea and across to the Fort and golf club. The walkway and space between the more modern architecturally pleasing houses in Mariners Quay all make up the character of and fit the definition of a Conservation area.

Guidance on Conservation areas clearly states views matter both into and out of a conservation areas and they should be protected. This location is clearly within a Conservation area it should be protected. To use the language of the planning office on the previous application this extension is "out of character and incongruous within the wider elevational scene" therefore it is inappropriate and the extension should not be permitted.

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](mailto: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>