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14th March 2022

Christopher McGeehan
144 Milton Road
Southampton
SO15 2HW

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 12th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45113

Please note my objection to application LU/30/22/PL. This is a resubmission of a previous application LU/349/20/HH. The previous application was withdrawn. Although I live in Southampton I am a regular visitor to Mariners Quay. My father lives at number 35. I enjoy visiting Littlehampton and spending time staying at Mariners Quay. I enjoy Littlehampton town and its pleasant location on the river. I clearly have a vested interest in the property and its location.

I am aware that my father was most concerned about both this and the previous planning application. I have studied the submission and a number of other planning applications for this location. Evidence that can be obtained from previous applications is clearly relevant and it is important for the planning office to consider this evidence when looking at future applications.

Previous applications on this development / site include.

LU/397/15/HH This was an application for a change to some windows in Mariners Quay, It was refused owing to the unacceptable harm to the established pattern and character of the terrace and the wider street scene thus being deemed "in conflict with policy GEN7 (ii) of the Arun District Local Plan."

LU/5/17/HH This was an application to install four skylights in the roof on the exact same site as this application. 33 Mariners Quay (The planning officer noted these skylights were not visible from the river walkway) The application was approved but even so there was a requirement that low level conservation velux rooflights were used.

LU/270/16/PL This application also sought to alter some windows in Mariners Quay but did not extend out and although the application was approved the officers report makes reference to ensuring that "increased overlooking" does not occur so as to ensure "compliance with policy GEN7 (iv) of the Arun District Local Plan."

LU/349/20/HH This is the previous application on this site 32-33 Mariners Quay which is almost identical to this one it was withdrawn just prior to it going forward for a decision. Although withdrawn at the last minute it is worth noting that it resulted in 23 letters of objection. There were 14 letters of objection from residents or owners of property along the river close to the site of the application, 1 letter of objection from Littlehampton Conservation Advisory Panel, 1 letter from one of the local River Ward Councillors, 1 letter from Littlehampton Town Council and six letters from people with an interest in the River walkway for one reason or another. This is clear evidence of the strength of opposition to this type of extension.

However perhaps more telling is the fact that this application which as stated is almost identical was withdrawn by the same applicant with his withdrawal letter which is on file stating. "We have considered all of the feedback that this application has received and have decided in the spirit of neighbourliness to withdraw the planning application" I believe this is clear evidence that even the applicant when he wrote this letter of withdrawal realised the adverse impact that this extension would have on his neighbours. He realised it was inappropriate.

To summarise previous applications on this site have been refused or severely restricted even when they have not been visible (As in LU/5/17/HH) The planning office have clearly realised in the past the importance of protecting this location from inappropriate extensions and also of ensuring that extensions do not have an adverse effect on neighbours. It is clear that this important and sensible approach has been adopted and the planning office should not now adopt a different approach. This application should therefore be refused.

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>