

Benjamin Bonetti
3 Condor Mews
Wick
Littlehampton
West Sussex
BN177RE

Your Ref: OWPC13046
Our Ref: LU/32/17/PL 30-01-2017
Please ask for:
Mrs A Gardner

2nd March 2017

Dear Sir/Madam

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

Demolition of existing dwelling & garage & erection of 4 No. dwellings with on-site parking & landscaping.

Sunnymeade Courtwick Lane Littlehampton

Thank you for your internet representation made on 1st March 2017 which has been recorded as **'an objection'** with the comments as follows:

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an additional property on open space to the side of Condor Mews.

Application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. On-going issues and concerns for the traffic with the MP and Sussex Highways regarding the amount of traffic and safety concerns over the pedestrian crossing on the corner of Condor mews and Courtwick lane.

There have been a number of RTA's documented by the police.

With the entrance to Morrison's - any increase in traffic would be deemed unsafe. The highways safety has been in question for the last 3 years. The road is already at capacity with the congestion at the Wick roundabout with people using it as a cut through, making the exit from Condor Mews to Courtwick lane an increased concern for local residence.

2. The property's looking into Condor Mews would impose on our privacy and look directly into our bedroom windows. We have benefitted from unrestricted light for the last 30 years. Our property would be overshadowed by these properties in every sense of the issue.

3. The access to the property's facing Condor Mews would cause lack of parking to existing residences whom currently park on the road. There would be grave concern over the access for emergency should cars be parked on both sides of the road, which is not currently the situation or issues for existing residence of 1,2,3 Condor Mews.

4. Our current view would be significantly reduced and unpleasing to the eye and would lose the character of the area which has been kept undeveloped since the 1980's.

5. With the addition of the large estates in Lyminster and at Wick the town has already ample accommodations and development and these additional properties will cause additional access congestion and town cramming. These additional properties are not required for town expansion.

6. From our understanding there is a covenant on this property that restricts any development. We purchased our property based on this knowledge that the site would not be developed.

7. Additional concern for the drainage to the area. Where substantial development has taken place in the adjacent Morrisons development there has been a significant increase in standing water. The addition of development to the area would yet again cause an increase in stress to the drainage of the area.

I would also point out that it is the responsibilities of the council under the Human Rights Act, in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

It is our belief that building on this site would breach our human rights based on the enjoyment that this undeveloped site has provided.

We would be grateful if the council would take our objections into consideration when deciding this application. We (the residence of condor mews and surrounding areas) would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Please note that we are not alone in this concern and has been in question from all residence in the surrounding area.

Sincerely,

*Benjamin Bonetti
3 Condor Mews
Littlehampton*

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

Karl Roberts
Director Planning & Economic Regeneration