

Mr J F Wade
7 Beach Crescent
Littlehampton
BN17 5NT

Your Ref: OWPC25461
Our Ref: LU/341/19/PL 08-11-2019
Please ask for:
Andrew Wood

20th January 2020

Dear Sir/Madam

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

Combining two adjoining flats & alteration to glazing.
37 & 43 Beach Crescent Littlehampton

Thank you for your internet representation made on 18th January 2020 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to the proposed planning application for the following reasons:

Outward Appearance

The facade of the building on the South Elevation will materially be altered by the inclusion of new glazing. The plans submitted only show the change to the two flats and do not show the adjacent flats to provide a view of the changed appearance. The landlord has taken steps to maintain the outward aesthetic appearance of the buildings (including requesting the removal of satellite dishes). Previous request to replace external glazing have only been approved on the basis that the look of the building is unchanged. Approval of the glazing changes will only lead to more alterations in the future changing the appearance of the building further.

Internal Alterations

Whilst the final say on approval of these changes would rest with the Landlord under the terms of our leases, we would make the following observations.

There are at least 3 existing walls being removed. What impact will this have on the structure of the building, both in terms of their removal but also the vibrations created by their removal and the impact on other walls. Existing walls are all of a concrete construction, will new walls also be of similar construction to meet fire regulations as much of the new walls relate to the kitchen area?

What impact is there on the roof structure as walls being removed support roof beams?

Construction Work

How will the construction be undertaken? Lifts cannot be used for movement of heavy goods, what guarantees will be provided regarding this?

What assurances are there regarding damage to internal decorations from transporting equipment via internal stairs?

What measures will be taken to enable existing residents to have clear rights of way to their flats, garages and parking (particularly those residents who are less able)?

Parking is already limited in Beach Crescent how will the movement of trade vehicles be managed?

The existing Crescent has signs of the drive requiring repair, what damage will be caused by heavy vehicles passing regular over the Crescent.

If this permission is granted, then it is essential that the owners are requested to provide indemnities regarding damage to lifts and internal halls and stairways in both access routes to flats. In addition, they must also indemnify the other residents in relation to damage to the private roads (which are part of the site) caused by any related construction activity as

the other residents cannot be called upon to pay for any repairs caused by such work.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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