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25th January 2021

Gerald McGeehan
35
Mariners Quay
Littlehampton
West Sussex
BN17 5DA

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/349/20/HH
Site Address: 32 & 33 Mariners Quay Littlehampton BN17 5DA
Description of works: Extension of rear balconies. This application affects the character & appearance of the Littlehampton (River Road) Conservation Area.

Thank you for your internet representation made on 22nd January 2021 which has been recorded as an objection with the comments as follows:

OWPC33154

Sir

I object to application LU/349/20/HH. The area forms part of the Riverside Walk. This area is an asset to Littlehampton, it won a Conservation Design Award and regularly features on the councils publicity photos to promote the town. It should not be spoiled. These facts should ensure that any application is scrutinized 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 it should not be dismissed.

The applicant seeks to increase the balcony size on the rear elevation of two houses extending them out with support pillars. This alters the appearance of the rear elevation and may appear overbearing and out of character with the river walk / street scene. Previous application LU/5/17/HH was approved the planning officer pointed out a similar application to that one had already been approved under ref LU/261/15/HH thus he identified a precedent being set. This application will set a precedent for extending balconies. This may result in a race to extend out with various sized mixed balcony configurations and extensions being added. This will result in a haphazard unsightly mess. I am aware of another resident who has spoken of extending his balcony out much further.

In application LU/261/15/HH objections were raised to any extending out towards the river owing to the infringement of privacy to neighbours. Both this and any further alteration / race to extend will do this. Mention is also made that covenants in this development do not permit extensions of this nature in order to protect residents' views. Whilst this may not be correct, the point is that these views are of considerable value to all and should be protected.

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 loss of privacy in the downstream houses the balconies will now be level and not set back and the occupants of the new balcony will be able to see into the existing downstream house. This is supposedly addressed by erecting a new smoked glass screen on the new balcony however at what cost. The existing property owner will have his privacy back because his view out of his window and up the river which was previously completely clear has now been blocked by a screen? This may also effect his levels of daylight. It thus has an unacceptable impact

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 loose 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 any further like development for both the residents their privacy and for the locals who so enjoy it.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.