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9th February 2021

Denise SCOTT
19 Westfield Court
Norfolk Rd
Littlehampton
West Sussex
BN17 5AQ

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 8th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33582

I have lived in Littlehampton all my adult life. I am local and about to move to a property in Mariners Quay. Regarding planning application LU/349/20/HH. I object to it. The house I am moving into and the properties that want to extend are in one of Littlehampton Conservation areas.

Please see a previous application LU/397/15/HH. This application was on the same development. It involved changes to the windows of one property. This application involves changing balconies on two properties and putting the balconies on three black 10ft high metal pillars. 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" 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."

This part of the Mariners Quay development 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 Conservation Area I also feel that the applicants Heritage statement which appears to try to minimise the fact that this development is in a Conservation area needs to be questioned.

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. The point is buildings alone do not make up a Conservation Area.

The statement claims Mariners Quay is of little relevance to the character and historical background of River Road. It may not yet be of historic relevance, It certainly adds to the character of the area. It implies historical character alone makes a Conservation area and this only comes from the buildings in the eastern side of the area. This is not the case. This area falls within the definition of a conservation area for various reasons not just because of buildings in the east. 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.

I am also not sure what is meant in the statement where it questions if views from the west bank are relevant and states they do not form part of the definition of the conservation area. Guidance on Conservation areas clearly states views do matter both into and out of a conservation areas and they should be protected. This location is clearly within a Conservation area.

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.