

Adam Churcher
20 Mill Lane
Littlehampton
BN17 7PH

Your Ref: OWPC21245
Our Ref: LU/379/18/RES 03-01-2019
Please ask for:
Michael Eastham

28th January 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6

Approval of reserved matters following outline consent LU/47/11/ for 50 No. dwellings.

This application may affect the setting of a listed building.

Parcel A2/B6 Hampton Park Toddington Lane Littlehampton

Thank you for your internet representation made on 26th January 2019 which has been recorded as '**an objection**' with the comments as follows:

Planning Application LU/379/18/RES

Throughout the documents for the above planning application, there is no reference to properties 19 and 20 Mill Lane which reside north of plots 13 14 and 15 and were built in 2016. Myself and my wife currently own and reside in number 20.

All submitted planning documentation refers to this land as 'grass' or 'overgrown', and therefore it is quite apparent the architect and developer have made no assessment of the impact that these new proposed dwellings will have on the existing properties adjacent. Privacy, right to light, security and boundary conditions are all serious issues imposed by this application, and indicates a major oversight.

The document 'levels plan' shows a significant difference in external ground level between the existing properties at 19 and 20 Mill lane and the adjacent new plots 13, 14 & 15. According to the documentation provided, there is around a 2.5m difference between our external ground level and the proposed external ground level of these new builds. Not only would this result in the new dwellings overlooking our properties, but it will have a substantial impact on our security, right to light, and privacy as mentioned above.

Furthermore, if these levels are to be put in place as shown, it would require a significant retaining element (approximately 2.5m in height) constructed on our boundary to achieve such a drastic level change. Assuming there will be fencing at this point to the rear of plots 13 & 14, there will be an enormous 4m high boundary condition separating our properties before the inclusion of new trees and other landscaping. Using the documents provided, trees in this location are estimated to be a minimum of 3.25m high.

We would ask that the developer withdraw this application and consider the points below when re-submitting new plans,

- Reduction to the proposed levels to plots 13, 14 & 15 to drastically reduce the impact on the adjacent existing properties.

- Update all planning documentation to reflect the locations of properties 19 and 20 Mill Lane.

- Request the developer ensure that any new buildings constructed adjacent to 19 and 20 Mill Lane are fitted with obscured windows to the elevations facing the existing properties

- Suggest the developer enter in to a party wall agreement (Party Wall Act 1996) with all neighbouring properties where existing boundaries will be disturbed

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