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25th January 2022

The Littlehampton Society
24 New Road
Littlehampton
BN175AX

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/382/21/PL
Site Address: 71 High Street Littlehampton BN17 5AE
Description of works: Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above, together with the change of use to the former bank (Use Class E) to four commercial units (Use Class E). This application may affect the setting of a listed building.

Thank you for your internet representation made on 24th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43678

The Littlehampton Society despairs at the lack of imaginative and exciting designs in the town and this application confirms this opinion. The proposal to build an extension on East Street appears to be the usual slab-sided, flat-roofed block of which there are too many in the town.

The existing building is a prominent feature at the junction of The High Street and East Street and is included in the Council's list of Buildings of Character. The application site is opposite three Grade 2 listed buildings and the northern boundary is within a few metres of the East Street Conservation Area.

The proposed extension is effectively three storeys high with a flat roof which will be completely out of keeping with the two storey, pitched roof buildings on the opposite side of the street. The adjoining building on the northern side will be completely overshadowed by the bulk of this building.

The windows in the existing building are timber vertically-sliding sash windows but it is proposed that they are replaced with uPVC windows which will be used in the new extension. These will be completely out of keeping with windows in the surrounding buildings.

We are concerned by the proposal to use for 23 HMO units. This is a large number in the town centre. It is well known that the road junction at East Street and Beach Road floods at times of heavy rain. The plans for

the proposed development show 21 toilets and showers and laundry and kitchen facilities. Plans of the existing building show three toilets. Presumably, all these will discharge into the existing inadequate Victorian sewage system and will be added to the discharge from 36 units to be built on the old Waitrose site. No provision has been made for car parking. Even if only half the occupants of the building own a car, the pressure on parking space in the town will be exacerbated.

Overall, we consider that a better use of the building would be to convert it into flats.

For these reasons, the Committee of The Littlehampton Society urges the Council to refuse this application.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

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

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

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 <https://www.arun.gov.uk/privacy-policy/>

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

