



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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1st June 2020

Michael McKenna
12 Gladonian Road
Wick
Littlehampton
West Sussex
BN17 6JW

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/75/20/HH
Site Address: 10 Gladonian Road Littlehampton BN17 6JW
Description of works: Single storey rear extension.

Thank you for your internet representation made on 29th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27336

I must object to the proposed development on this site on the following grounds :

1. A soakaway has been installed 3.9 metres from our property wall, 2.0 metres from the boundary and 0.5 metres from the adjacent highway.

This is in breach of the Building Regulations 2010 - Drainage and Waste Disposal Approved Document H - Drainage and Waste Disposal (2015 Edition) which states:

3.25 Infiltration drainage is not always possible.

Infiltration devices should not be built:

a. within 5 metres of a building or road or in areas of unstable land.

In addition, I have requested sight of the Infiltration Testing results for the installed soakaway as prescribed in the Arun District Council - Surface Water proposal checklist to enable these results to be assessed by a professionally qualified person to advise me of the risks to our property. To date, these results have not been provided.

I must insist that this soakaway be moved so that it is compliant with regulations, tested accordingly and the results be made available to affected parties.

2. The development does not comply to the plans and descriptions submitted in the planning application.

(a) The north chimney has not been removed.

This must have an impact on the proposed interior layout as shown on the plans.

(b) A large hardstanding area has been laid to the

south side of the property. This places more load onto the surface water drainage.

In an email received from Mr Parfitt, Senior Building Control Officer - Arun District Council, he states " there will be no additional loading to any resulting surface pooling of water....This would only be caused by hard standing areas being allowed to the surface, of which there are none planned".

(c) Mature trees and shrubs were all removed from the site by the developer. This again adds load to the surface water drainage.

To conclude, I have no objection to a development at 10 Gladonian Road. However, any such development should abide by the rules and regulations and building codes and not be to the detriment of neighbouring residents.

There are several elements of the proposed development which breach current building legislation. I feel that these breaches may lead in the future to be damaging to existing neighbours properties. I am aware all developers need to maximise their profits BUT this should not be to the detriment of their neighbours.

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 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.