

To Arun District Council,
Planning Department,
Maltravers Road,
Littlehampton

Date: 18th April, 2022

Re: **PLANNING APPLICATION No: LU/79/22/PL**

COMMENTS on PLANNING STATEMENT relating to The Old Printworks, 7
Arundel Road, Littlehampton, BN17 7BY

SUBMITTED BY: Frances Aitken, The Georgian House, Arundel Road,
Littlehampton. BN17 7BY

1. I have no objection to the proposed change of use of The Old Printworks to residential use.
2. I welcome the proposal to infill one of the north-facing windows with matching brickwork as set out in paras 5.21 and 5.22.
3. I have no objection to the creation of a balcony on the flat roof so long as it is screened visually from our garden by the proposed 1.7 metre high fence as set out in paras 5.21 and 5.23.
4. The proposed ground floor internal courtyard is a very good idea but I am concerned that no proper arrangements have been made to carry away excess rainwater (as may occur during a rainstorm). The flat roof is a large area and during a heavy downpour, the flow of water would be likely to swamp the water butts causing the internal courtyard to flood, and risking flood-water entering the adjacent indoor areas. There is an easy way to cope with such a situation that I would be willing to discuss with the applicant. We have recently created a French drain along the entire boundary of our property with the Old Printworks; this would be able to carry away any excess rainwater from the internal courtyard if a drainage gap was created. Most of the rainwater would seep into the ground but in extreme situations, the excess would be carried away by the drain at the far end of our new French drain.
5. I agree with the statement in Para 5.24 that the proposals result in 'no harm to the significance and setting of the adjacent locally listed Building of Character 'The Georgian House''.
6. There is an error in the plan numbered TA 1374/ 34. A note at the eastern end of The Old Printworks states: *Secondary entrance door for occasional use from Arundel Road/shared access passage*. I wish to point out that the alley belongs to the Georgian House but there is a right of way for the occupants of No 7 on foot only.
7. This plan also shows the area beside the aforesaid door as *4 No. Bike store inside*. If the access to the passageway is *on foot only* why would the bikes be stored here?

I would be grateful if you would ensure that my comments are brought to the attention of the appropriate committee. Thank you.

