

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Natalie King [REDACTED]

Sent: 10 April 2022 12:33

To: Planning <Planning@arun.gov.uk>

Cc: [REDACTED]

Subject: Planning Application Ref: M/151/21/PL - 7 Central Drive - OBJECTION

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Dear Sir/Madam

We are writing to formally express our objection to the above Planning Application for the following reasons:-

Traffic & Parking

Central Drive narrows towards the east end of the road and some householders at this end of the road have to park on the road because they do not have driveways due to the natural curve of the roadway. In addition, some households, no.7 included, park on the roadway, in addition to their driveway. No 7's driveway spans across the two plots which they own and is already full to capacity with cars. This has a two-fold negative impact; a) the owners are already increasing road hazards by congesting the roadway and b) this will likely worsen if they lose half of their driveway due to it being sold with the plot of land. Additionally, the new owners may decide to park on the road, or have visitors parking on the road, in addition to using their own driveway. This is not only hazardous but will hinder our ability to access our own driveway.

Appearance of Development

The style of the proposed property is not in keeping with nos 7 and 9 Central Drive and will create a street scene that is detrimental to the surrounding environment. This has already been allowed to happen at no. 5 Central Drive which has caused a great deal of upset to neighbours in the immediate vicinity and we would not wish this to set a precedent for no. 7.

Wildlife

Building works and reducing the footprint of the garden area is likely to negatively impact on the current levels of wildlife, eg, foxes, hedgehogs, insects and traditional garden birds.

Flooding

The construction at no. 5 has already increased surface water levels in the road and there is frequently flooding at the bottom of their driveway which spills across the roadway, creating large areas of ponding, making it difficult for pedestrians to navigate. This situation will only worsen with the construction of another property, reducing drainage area, particularly in times of heavy rainfall. There has previously been flooding of houses in Central Drive during such periods so we need to do everything we can to avoid this happening again.

Line of Sight

We applied for permission for a dormer and were advised that we had to undertake a 'line of sight' survey, which we did and were advised that our proposal did not affect any of our neighbours in this way. However, the proposed construction at no. 7 will completely obliterate our sea view (please see image attached). We cannot therefore see that they can possibly have undertaken a 'line of sight' survey as this would have indicated the detrimental impact on our sea view. The previous owner of no. 12 did not object to no. 7's previous proposal as he was a developer intending to sell the property on so the plans would not have affected him. However, we bought no. 12 in the knowledge that there was no proposal to actually construct the new property at no. 7 in the near future and that we would therefore likely have an opportunity to object when it came to renew the application due to the damage it would cause to our beautiful sea view (viewed from our bedroom and front balcony).

Waking up to the sea view brings substantial health benefits and, for this to be removed, would have an enormously detrimental effect on the writer's wellbeing.

