

From: Zac Denton
Sent: 30 April 2018 08:48
To: Planning.Responses
Subject: FW: 25 Sea Way....

Rep for M/41/18/HH

Zachariah Denton | Planning Apprentice, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Neil Crowther
Sent: 30 April 2018 08:47
To: 'Michael Leete'
Subject: RE: 25 Sea Way....

Mr Leete

Thank you for your letter. It will go onto the planning file and, in accordance with the agreed scheme of delegation, we will await any request from the ward member.

Regards, Neil

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: [REDACTED]
Sent: 26 April 2018 19:20
To: Neil Crowther
Cc: Joe Lake; Cllr. Barbara Oakley; Cllr. Jacky Pendleton; Cllr. Paul Wotherspoon
Subject: Fw: 25 Sea Way....

Dear Mr. Crowther,

RE: 25 SEA WAY, MIDDLETON-ON-SEA

PLANNING APPLICATION M/41/18/HH

Here is a copy of a letter which I have posted to you today.

Regards.

Michael Leete
MOSA Chairman

Middleton-on-Sea Association

www.middleton-on-sea.org.uk

(Founded 1937)

Neil Crowther Esq.,
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25 April 2018

Dear Mr Crowther,

F.A.O. Case Officer Zac Denton

25 SEA WAY, MIDDLETON-ON-SEA PLANNING APPLICATION M/41/18/HH

I write as Chairman of the Middleton-on-Sea Association, ("MOSA") which represents approximately 250 households within the Middleton-on-Sea Area of Special Character, with regard to the development proposed in Planning Application M/41/18/HH.

The purpose of this letter is to notify you of the objections of the Management Committee of this Association, and many residents, to that development.

We believe that the proposed development would adversely affect the Area of Special Character. Further, that it would be contrary to explicit supplementary planning guidance in the Village Design Statement. It would amount to an overdevelopment of the site as the height and bulk would compromise the spacious layout of the area. It would amount to an unneighbourly development

Effectively, the property becomes three storeys – three floors – with the third floor readily apparent in drawings of the rear (south) elevation.

It would be out of keeping and out of character with the street scene. Indeed, it would be out of character and out of keeping with all other properties in the Area of Special Character. It would be the only detached dwelling on this estate with a balcony and sun terrace at third floor level.

It would be detrimental to the residential amenities of adjoining properties.

The proposed development would be overbearing, would overshadow and give rise to an unacceptable level of overlooking of neighbouring properties which would be prejudicial to the privacy enjoyed by neighbouring properties.

Supplementary planning guidance contained in the Village Design Statement for the Middleton on Sea Area of Special Character, approved and adopted by Arun District Council, expressly states (page 19) that three storey buildings are not in keeping with the character of the area and must be avoided. The same supplementary planning guidance states developments should maintain privacy enjoyed by neighbouring properties, they should avoid overshadowing and that they should be in keeping with the scale of existing developments.

Approval of M/41/18/HH would be in conflict with policies DEV19, GEN7 and Area 1 of the Arun District Local Plan, Policies D SP1, D DM1 & D DM4 of the emerging Local Plan and the good design principles in the National Planning Policy Framework. Approval would also be contrary to the very clearly expressed supplementary planning guidance in the Village Design Statement.

In those circumstances, should you be minded to approve the application, this Association will seek a request for referral by a Ward Member so that members of the Development Control Committee have the opportunity to hear the concerns and objections detailed above.

Please acknowledge receipt of this letter and refuse this application.

Yours sincerely,

Michael Leete
Chairman of Middleton-on-Sea Association

[Redacted signature]

cc: Mr Joe Lake, Clerk to Middleton on Sea Parish Council
District Councillor Barbara Oakley
District Councillor Jacky Pendleton
District Councillor Paul Wotherspoon