

Middleton-on-Sea Association

www.middleton-on-sea.org.uk

(Founded 1937)

ARUN DISTRICT COUNCIL

27 APR 2018

RECEIVED

Neil Crowther Esq.,
Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Cornerways
36 Sea Lane
Middleton-on-Sea
West Sussex
PO22 7RT

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.

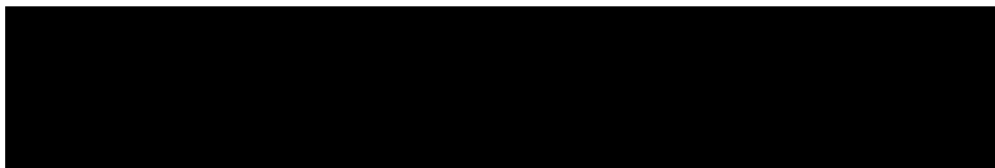
Supplementary planning guidance contained in the Village Design Statement for the Middleton on Sea Area of Special Character, approved and adopted by Arun District Council, expressly states (page 19) that three storey buildings are not in keeping with the character of the area and must be avoided. The 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



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