

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 29 January 2018 09:19
To: Planning Scanning
Subject: FW: Read: M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....
Attachments: Scan_0025.pdf

From: Anita Gardner
Sent: 29 January 2018 09:14
To: Planning.Responses
Subject: FW: Read: M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....

Please treat the attached as a rep

Anita Gardner | Principal Planner, Directorate of Place, [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.

Sent: 27 January 2018 12:52
To: Anita Gardner
Cc: Zelinda de Cruz
Subject: FW: Read: M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....

Dear Mrs Gardner

I can find no reference to our letter of objection on your planning web site. Please confirm that its content has been considered in reaching your recommendation noting that it was received by the council before the deadline for comments.

<<...>>

Regards

Martin Pratt

Las Palmas

157 Middleton Road

Middleton-on-Sea

West Sussex

PO22 6DF

Sent: 02 January 2018 09:39

Subject: Read: M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....

Your message

To: Anita Gardner

Subject: M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....

Sent: 28 December 2017 15:56:19 (UTC) Dublin, Edinburgh, Lisbon, London

was read on 02 January 2018 09:38:38 (UTC) Dublin, Edinburgh, Lisbon, London.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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**Las Palmas
157 Middleton Road
Middleton-on-Sea
West Sussex
PO22 6DF**

28th December 2017

Mrs Gardner
Planning Department
Arun District Council

Dear Mrs Gardner

M/119/17/PL Variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL....

We write to object to this proposed variation of condition No.2 imposed under M/75/17/PL and M/121/17/Doc Approval of details reserved by conditions imposed on planning reference M/75/17/PL. We want to remind you of the concerns we have previously raised and which were ignored by the Planning Department in approving the original application M/15/17/PL.

"Detached Chalet Bungalow to Rear - The sheer size and scale of this building detracts from the visual amenity currently enjoyed by 157 & 159 Middleton Road. The roofline ridge height of 8.3m is at least 2m higher than either the existing building at 155 Middleton Road and both of 157 & 159 Middleton Road."

It is obvious that the applicant set out consistently to game the planning system so as to arrive at a development that started out as a "chalet bungalow" and has morphed into a pair of 3 story townhouses creating a site with a potential occupancy of 18 people where 4 were accommodated previously. This density increase is our principal cause of concern together with the associated impacts on the amenity value of our home. Parking is clearly also an issue with the Planning Authority applying different rules for different parts of the site:

- 1 x 1 Bedroom apartment created at rear of Retail Unit – Parking provision of 1 space
- 1 x 2 Bedroom apartment created at rear of Retail Unit – Parking provision of 1 space
- 2 x 2 bedroom Chalet - Parking provision of 2 spaces for each

It is apparent that further parking provision (1 additional per town house) is required to cater for the occupants of the additional bedrooms now proposed.

"Access to 157 & 159 Middleton Road - Access to 157 & 159 Middleton Road is provided via a private footpath leading from Middleton Road along the eastern boundary of the applicant's site."

The Planning Authority has been made aware of this "right of way" and continues to approve plans submitted by the applicant that are in breach of the applicant's legal obligations. For the avoidance of doubt "The passage four feet wide on the Eastern side of the land in this title (WSX119494) is subject to a right of way". The submitted plans show a pathway that is considerably narrower than four feet (roughly 2' 9") and we note that the applicant is seeking approval for drainage and civil arrangements based on this reduced width of path. Also, the note on DRG FC2705/03 that "Path gradient/steps tba onsite with B Control" indicates the needs and wishes of the beneficiaries of the right of way have been ignored. The "right of way" must be provided as per the property deeds and be capable of accommodating children's prams and mobility scooters for the elderly.

Other than vague verbal statements made that confirm a right of way will be retained no consultation regarding the details has been made with us. It would therefore seem premature to approve a scheme that neither satisfies nor replicates existing arrangements, has not benefitted from consultation with affected parties and is in breach of legal obligations relating to the site. Perhaps you could encourage the applicant to consult with their neighbours so as to avoid the possibility of more serious intervention.

We trust the Planning Committee will give proper consideration to these requests.

Yours sincerely



Zelinda de Cruz

