



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st June 2021

David Pert
24 Shaftesbury Road
Rustington
West Sussex
Bn162hx

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/108/21/PL
Site Address: 117 Sea Lane Rustington BN16 2RU
Description of works: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 31st May 2021 which has been recorded as an objection with the comments as follows:

OWPC36928

Shaftesbury Road has already, a serious problem, both with street parking, together with through traffic. This not only includes cars, but also hgv's.

For some reason, drivers consider Shaftesbury Road as a suitable rat run, to avoid driving through the village. A reason I find odd, because of parked vehicles, both in Shaftesbury Road and Broadmark Lane, make for awkward driving.

There is also a problem with parked vehicles in Sea Lane, both to the north and south of the junction with Shaftesbury Road. It is frequently difficult to obtain a clear view of oncoming traffic, when turning out of Shaftesbury Road.

Looking at the plans, the block of flats look as though they will face Sea Lane. Considering the number of residents who may live there, there could well be at least 10 vehicles. Where are the residents going to park?

Noted on the plans, is the fact of balconies are to be provided.

Considering the 4 story height of the flats, surely there must a privacy issue, as they will be overlooking surround properties.

The town house, which will face opposite 3 & 5 Shaftesbury Road are planned to have built in garages. Looking around the area, with all the new developments, garages are still been built to take 50's & 60's vehicles - Anglia, minis etc. Modern juggernaut style SUV's just do not fit. These vehicles are then left

standing on the buildings forcourt.

The undersized garage, is then converted into a room - as has happened, further along Shaftesbury Road, in the town houses built 10/12 years ago.

The garages must be built to take the modern vehicles and the forcourt must be capable of taking two vehicles, side by side.

In summary, the construction of the number and type planned for, is totally unexceptable for this, already congested area.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.