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2nd June 2021

Lorraine Stone
7 Shaftesbury Road
Rustington
West Sussex
BN16 2HR

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 2nd June 2021 which has been recorded as an objection with the comments as follows:

OWPC36984

Reference : R/108/21/PL - 117 Sea Lane, Rustington, West Sussex BN16 2RU

I OBJECT to this application for the following reasons:-

This proposed development will cause a reduction in light to the properties opposite on Shaftesbury Road, due to the height of the proposed development, which in turn will cause overlooking of the properties, causing a loss of privacy.

The Planning Application states that the development is apparently in character with the area down Shaftesbury Road. Half way down Shaftesbury Road, there are flats & town houses, but these were built on a much larger scale site. The proposed development is too large & too high for the Proposed Site Area. Road Safety will be effected.

There have already been numerous accidents & near misses at the end of Shaftesbury Road & Sea Lane & they were caused by reduced visibility by parked cars in Sea Lane.

10 parking spaces as indicated on the plans are totally inadequate, for the estimated 33 people that will end up residing at the development, irrelevant as to whether there are bus stops or not. There is no available on-street parking as stated in the application, as on-street parking is already at a maximum limit in a congested Shaftesbury Road.

When the traffic was assessed/monitored down Shaftesbury Road, I believe that this is a false reading, as the readings were taken in lockdown, so the road was quiet. Shaftesbury Road is not a quiet road, it is a main road to get through to Rustington & is very congested & very busy.

Yours sincerely

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.