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14th June 2021

Moira Poley
115 Sea Lane
Rustington
West Sussex
BN16 2RU

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 12th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37378

The ground will be over-developed and the flats overbearing.

Height of the flats is 2 storeys greater than dwellings between the village shops and Overstrand Estate. The 4 storey flats will take out considerable sky-line plus daylight or sunshine, especially in the winter months. Scale/Mass of the flats (5.18) Does not reflect Rawson Court or the surrounding land/parking. Mass is mass, whatever design or colour. In this area there are no flats which are 4 storey or 3 storey with rooms in the roof.

High density of the total development. Sufficient parking should be allowed for today's needs, plus a space for visitor/health-care/deliveries, considering the busy, narrow junction.

RNP Policy 2 states developments should 'not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties'. This development plan does not meet this policy; it is a demonstration of the opposite. Nearby Sea Lane/Shafesbury Rd dwellings will be hugely impacted, especially with regard to the first terraced row of 115 Sea Lane/Shafesbury Road.

Shafesbury Rd/Sea Lane Designs

In the Planning Statement the design of the town houses and the flats are totally out of character with properties in this area. A street view survey of Shafesbury Rd revealed 9 x 2 storey houses with dormer windows in the roofs. Flats were all 2 storey only. Also a significant number of bungalows. Sea Lane reflected a similar mix. All roofs on houses, flats, bungalows are pitched and tiled as are all dormer windows (except 1 small dormer).

Ref 2.3 of the Planning Statement states: 'along Shafesbury Rd dwellings tend to be terraced or flats'. This is misleading: there are 17 bungalows. Terraced houses directly opposite the proposed development are also all only 2 storey without any rooms in the roof.

The Town Houses: The style needs to be sympathetic to the locality where dormer windows are pitched not squared - modern does not equal flat/squared dormer. (5.22)

Invasion of privacy

The front of my home 115 Sea Lane and the totality of my garden will be overlooked by the majority of the proposed flats. In particular the two balconies and the kitchens of 3 flats where the sinks are in direct sight line with the bedrooms, lounges and gardens of 115 Sea Lane and 3-5 Shaftesbury Road. A kitchen sink is a high use area in all homes throughout the day. The kitchen sinks need to be re-sited. Existing properties will need to obscure most windows which will deny beneficial daylight to owners. Balconies also have a direct view onto existing properties and gardens. These features have a clear adverse effect on existing properties.

Ecological Environment.

The description of 117 Sea Lane as being poor quality garden land is incorrect: 4 large mature trees, incl. a well-formed yew, huge flowering magnolia, many substantial flowering bushes and greenery - nature thrives there, encouraging wildlife and pollinating insects and many types of birds. The trees also create a view of nature and greenery beneficial to humans and a barrier to noise and pollution. Infilling this garden with a 4 storey block of flats devoid of trees or green area would have a great detrimental damage to this neighbourhood.

This proposed development is in an inappropriate location and sets a gross negative precedent for future developments within the Sea Lane and Shaftesbury Road area and Rustington.

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.