



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

17th June 2021

kim Hampshire
8 Rawson Court
Sea Lane
Rustington
West Sussex
BN16 2SD

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 16th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37499

I object to the proposed planning development for the following reasons:

The proposed development is overbearing, out of scale, out of character in terms of its appearance compared with existing developments/buildings in the vicinity.

As stated in the Rustington Neighbourhood Plan 2014 - 2029 "Newbuilds should be in scale to the locality and height restricted to include roof space to scale with similar nearby properties". Rawson court is approximately 8500mm high the proposed development will be 9950mm high. Loss of light and overshadowing especially in the winter months. Overlooking loss of privacy to residents of Rawson Court.

Over development of the site

The development would adversely affect highway safety of the convenience of road users and pedestrians which is already causing concerns with current resident's regarding near miss vehicle and pedestrian accidents, which have been reported due to ambulance call outs. Shaftesbury road is currently full to capacity, that an emergency service vehicle would have difficulty accessing a fire if one should arise. Eight extra parking bays would not service the possible sixteen plus vehicles that could potentially be with the owners of the proposed development. Sea Lane already has its own parking problems with parking limited to the left hand side of the road and property drive access lines.

As stated in the Rustington Neighbourhood Plan 2014 - 2029 "Access from and to existing roads should not

impede local traffic or reduce parking provisions for neighbouring properties". " Prevention of and over-concentration of flats in any character area should ensure that problems associated with on street car parking, for example, are minimised".

This is also a wildlife habitat with a family of Hedgehogs amongst several other wildlife species. I would like to know what provisions have been made for the removal of these animals to a safe haven if the development goes ahead.

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](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.