



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

22nd June 2021

David Poley
115 Sea Lane
Rustington
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 21st June 2021 which has been recorded as an objection with the comments as follows:

OWPC37595

Introductory

1. In Rustington we understand the national need for more housing, but we urge that it should not be done in the destructive way proposed in this Plan, but rather is done with feeling for the character of the village. In my view there has been little sympathy or understanding shown by the Developer, who I note is based in the city of Brighton, for the needs of the Rustington locality. The town houses and the flats are off-the-peg and unattractive.

2. The address of the owner of the larger part of the site is given as 117 Sea Lane. However, the owner has never lived at this address. Since the death of the previous owner the garden has not been cared for as before and so the deleterious comments made about the garden in the Plan (5.5) should have no weight. Many of the other points made in section 5 are debatable or not relevant.

Density and height

1. The density is not in keeping with the Character area and would detract from it, and the scale is not in keeping with nearby properties. RNP 4:12 - not to detract from character and amenity of nearby area; in scale to the locality and height restricted (to include roof space) to scale with nearby properties; to ensure the density of the new development is in keeping with the Character area.

2. The few slightly higher buildings in the area are all set well back from the road and the pavements, and have large grass and planted areas around them.

3. The flats next door to 117 Sea Lane are of a scale suitable to the environment, having far more space around them than what is proposed at 117. Likewise the block of flats at 111 Sea Lane.

4. To claim that the first 3 storeys of the proposed block of flats is the same height as Rawson Court is to create a false impression. The total height of Rawson Court as shown on the plans is the peak of a gable roof, very different from the perceived height of a solid block of flats.

Negative effects on Amenity

1. The south side of Shaftesbury Road has nothing of the scale now proposed.

2. This will be very light-blocking, especially as there is little space between the units. The solar panels at 115 Sea Lane may be affected.

3. The section concerning Neighbouring Amenity addresses solely the effect upon Rawson Court, which it is noted has a blank end wall anyway. Some of the windows of the 117 flats will however be very close to Rawson Court and overlook some of its back windows. Also no account appears to be taken of the effect of the windows facing Shaftesbury Road and the effect upon residents opposite, especially from such a height and being so close to the pavement. How is Conclusion 6.3 remotely true, that: "The amenities of neighbouring residents will be preserved"?

4. The proposed Development will destroy totally a very green area, which has a number of mature trees, including a handsome yew tree that has been the subject of a request for preservation.

5. At present the site at 117 Sea Lane complies well with section 4.12 of the RNP, which is referred to in the Plan now submitted. "Development should not impact on surrounding properties but should seek to maintain privacy. Prevention of an over-concentration of flats in any character area should ensure that problems associated with on street car parking, for example, are minimised. To ensure the density of new development is in keeping with the Character 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.**