



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

David Poley
115 Sea Lane
Rustington
BN16 2RU

22nd June 2021

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:

OWPC37596

SECOND PART

Summaries

Current height, 4m rising to 7m. Proposed, 8m rising to 10m.
Current window height 3.5m. Proposed 9m.
Current living height 2.5m. Proposed 7.6m.
Overlooking windows - current 0. Proposed 17.
Overlooking gardens - current 0. Proposed 12.
Current trees, 8 mature. Proposed 0.
Density - current 10%. Proposed 30%.

Parking

1. Street parking on Shaftesbury Road is already very tight, and often spills out into other roads around it.
2. Shaftesbury Road is too narrow to have parking on both sides, as with many roads in Rustington, and by convention switches from one side to the other at certain points.
3. The planned parking on the Development site is minimal - one car per household. This is not satisfactory
4. The planned entrance for 7 cars on Sea Lane would be very near the busy junction of Shaftesbury Road. This is not satisfactory.

5. The corner of Sea Lane with Shaftesbury Road is already much used, with traffic backing up onto Sea Lane. The turn at this point is used by many vehicles, including large ones. Shaftesbury Road is frequently used as a cut-through to avoid The Street.

Conclusion

The scheme is badly designed, overcrowded, unsuitable for this location, unsuitable for the village of Rustington, and does not take account of neighbouring residents.

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.