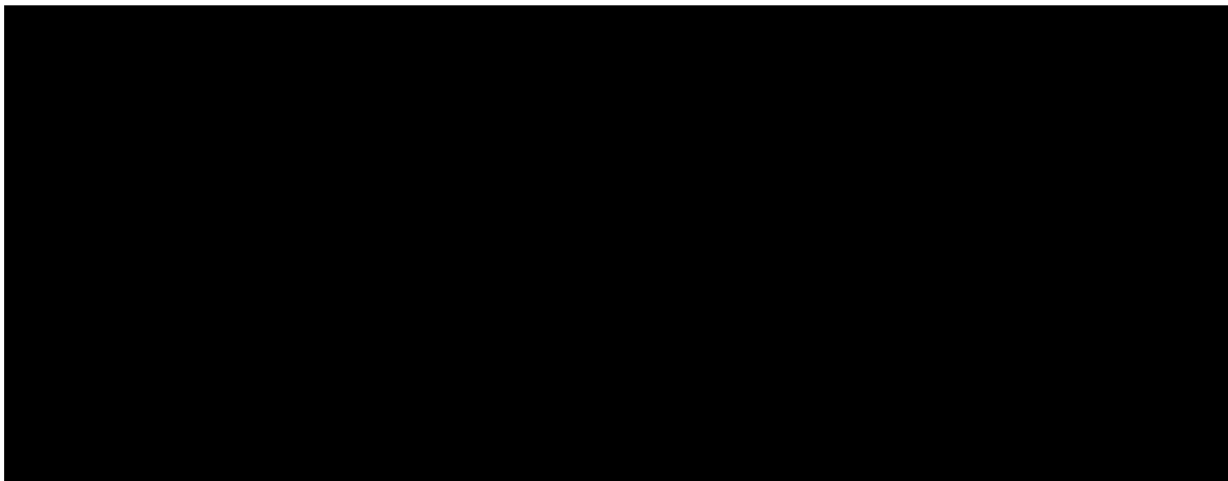




Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk
Sign up to our newsletter here

To register to receive notification of planning applications in your area please go to www.arun.gov.uk/planning and click on Local Planning Application Finder

-----Original Message-----

From: Pauline Revell [redacted]
Sent: 25 June 2021 15:55
To: Planning <Planning@arun.gov.uk>
Subject: R/108/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Unfortunately I felt that my objection could not in fitted into the Planning portal and there would be most grateful if you would please accept and publish my full objections to the proposed development.

I wish to object to the proposed new development on the following grounds:

1. The proposed development is in conflict with ADC Planning policy DSP1 in that the design would over-dominate the surrounding properties in Shaftesbury/ Sea Lane because of the proposed height, shape and mass.
2. The proposal would be higher than the houses opposite, which would result in loss of privacy because of overlooking and would and also block out sunlight and natural light and would therefore affect the quiet enjoyment of the residents of the properties opposite. (I am directly opposite at no. 3).

3. The proposal would be in conflict with the ADC local plan policy DDM1, especially the impact no.3 of the policy states "Have minimal impact on occupiers of nearby property and land, e.g. by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

It would be impossible that 3 storey houses and 4 storey flats would not make an adverse impact. No. 7 of the policy states "All development will be expected to incorporate existing and new tree planting as an integral part of development proposals." I believe 16 trees will be removed and minimal shrubs will replace them. As quoted in the ADC local plan 17 Natural Environment- 17.3.1. "Trees are vital to protecting development from impacts of Climate Change." "Trees individually or in groups, perform many functions such as shelter from the wind, shade from sun, act as a natural barrier, reduce flooding by intercepting rainfall, act as a natural air conditioner, absorbs pollutants. They are important producers of oxygen and act as carbon sinks. The retention of trees should be considered at the design stage of all developments."

4. The proposal would certainly generate at least 2 cars per housing unit, possibly more, as it can accommodate at least 33 people. 4 spaces will be lost by the new access planned on Sea Lane. Shaftesbury is already congested on both sides and is used as a rat run to cut out the village. The proposal does not comply to local Planning Authority parking standards 2020, which suggests 2 parking spaces should be considered for each town house, with a space for each flat, with visitor parking to the value of 20% of the flats, which would equate to 2 more spaces and 1 space dedicated for electric charging.

5. The proposal is in conflict with RNP (policy 2, housing design), ie., The design of the flat roof on the flats is totally out of keeping with other properties in the immediate area which have pitched roofs. Also the materials proposed are not in keeping with the surrounding properties.

6. In September 1988 (R/208/88) the Planning Authority rejected one house on the same site: Reason 1. Having regard to the limited area of the site and its relationship to existing residential properties, the proposed development would give rise to a cramped form of development, which would be prejudicial to the amenities and environment of the locality.

Reason 2. The sub-division of this site in the manner proposed would result in no. 117 Sea Lane and the adjoining separate residential unit currently under construction with an inadequate amount of amenity open space, which would be detrimental to the amenities of their occupiers and locality in general.

Interesting!

In August 1999 (R/135/99) the Planning Authority rejected one bungalow on the same site: The reason given.

Reason 1. The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and in consequence the proposal would be detrimental to the present character and amenities of the locality. The proposal would therefore be contrary to policies EVT7 & HSG5 of the ADC local plan and policies GEN12 & DBE1 of the Review Deposit Draft.

I know this was a while back, but very interesting all the same.

LASTLY, a piece out of ADC's Local plan - General Planning Guidelines "1. Control of scale, location and form of new developments.

2. Ensuring adequate infrastructure" (Parking) 3. "The protection, conservation and enhancement of the natural and built environment."

A piece out of the RN plan 2014-2029

The future of Rustington

"In most cases we cannot stop development from taking place in Rustington; however we can influence its design and impact. Through this document we aim to preserve, and where possible, enhance the future of the built environment in Rustington."