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22nd November 2021

Moira Poley
115 Sea Lane
Rustington
West Sussex
BN16 2RU

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@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 5 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 21st November 2021 which has been recorded as an objection with the comments as follows:

OWPC42039

I strongly oppose this Planning Proposal. It does not harmonise with the character of this area of Rustington. It hugely impacts current residents' amenities. The developer has written a proposal giving no consideration to the existing residents and users of Sea Lane and Shaftesbury Road.

It does not respect the existing Character of this area of Rustington. (Area 8 of Rustington Design Plan states that: 'it is characterised by semi detached bungalows and chalet bungalows'). Shaftesbury Road conforms to this: mainly bungalows and 2 storey houses, some with dormer windows. Plus a number of 2 storey pitched roof flats.

The proposed plans do not conform to the Rustington Neighbourhood Plan which the National Planning Policy Framework (updated 20/7/21) state should be reflected in local development plans. The planned houses and flats have flat dormer roofs to the town houses and a flat roof to the block of flats, representing a total mismatch with architectural design in this part of Rustington. This is not acceptable in this area.

The character and shape of existing houses and flats in Sea Lane and Shaftesbury Road are:

- Brick built with pitched roofs.
- Dormer windows are almost entirely pitched.
- 3 storey flats at the back of Shaftesbury Court are much further away from Shaftesbury Road and are part of a totally different housing line well set back from the road. These are the only 3 storey buildings in Shaftesbury Road area.

The position of the proposed flats would dominate current Shaftesbury Road properties by their close

proximity to current housing. Sea Lane has a wider road width and grass verges on both sides which Shaftesbury Road towards the junction with Sea Lane does not have: at this point the road is narrow. The proximity of the proposed flats is intensified on Shaftesbury Road and this magnifies their dominance. The road width including footpaths at Shaftesbury Road/Sea Lane Junction is 8.86m. The road and footpath/grass verge towards Broadmark Lane end of Shaftesbury Road increases to 11.58m.

The proposed block of flats will have an overbearing effect and will destroy privacy. The flats impact and overlook numerous existing properties from various angles, especially 115 Sea Lane and the continuation of the terrace along Shaftesbury Road, also 1 and 2 Rawson Court. Within the proposed flats the siting of the kitchen sinks means they look directly into existing property bedrooms and lounges, also overlooking gardens and destroying all privacy. There will be no privacy in any part of the outside area/garden of 115 Sea Lane.

The scale and mass of the 3 storey flats is greater than anything in the surrounding area. Rawson Court and other blocks of two storey flats all have pitched roofs which reduce the overbearing nature, the light restrictions and the mass of the buildings. These also allow for suitable windy conditions in this area. Has windage been taken into account regarding the roof and especially the corner balconies on this exposed site?

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>