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1st December 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 30th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42241

I object to and challenge the use of some of the phrases in the Planning Statement by Lewis and Co Planning referring to 117 Sea Lane, Rustington. Closer examination of the Local and National Planning Policy Framework makes it clear that the slants assumed as correct within this proposal are misleading and deceptive. I am asking the Arun Planning Department to investigate the veracity of the assertions.

P4 2.3

'A building to the rear of the flats appears to incorporate two buildings'.

There are 2 bungalows which are a part of Rawson Court, numbers 1 and 2, they have been omitted on all the design plans and yet are in the area portrayed on the plans.

P5 2.5

'The site - . Is not near any listed buildings or other heritage assets'.

Directly opposite on Sea Lane Green Bushes is a building of Special Character. In addition, Sea Lane has a number of Grade II listed buildings.

P11 (NPFP 124-132)

The Plan refers to 'poor quality garden land - . '

This is a very questionable statement. There are a considerable number of trees and shrubs in the garden, especially a good specimen of yew tree, and various wildlife and birdlife inhabit the land. The garden has been neglected in recent times by the present owner.

P15 5.18

'The mass and scale of the proposed flats will reflect the mass and scale of the flats at Rawson Court to the South'.

The proposed flats when compared with Rawson Court are different in mass and dominance, Rawson Court having a pitched roof which reduces the mass. Also, the scale of Rawson Court does not dominate houses on the opposite side of the Sea Lane. Being sited on a corner the proposed flats will dominate the existing houses on both Shaftesbury Road and Sea Lane.

P16 5.21

'Along Shaftesbury Road dwellings are 2, 2.5 or 3 storeys in height, with little articulation to roof lines'.

Shaftesbury Rd comprises 13 single storey bungalows and 5 chalet bungalows with dormer roofs, and 2 and 2.5 storey houses and flats. There are 3 town houses which have a higher than normal roof elevation but even in these the upper bedrooms are built into the pitched roof. Also these are not near the narrower Sea Lane end of the road.

P18 5.29

'The south facing windows proposed at the site - . overlook parking area and garages only'.

The south facing windows also overlook the bungalows at 1 and 2 Rawson Court.

P18 5.30 & 5.32

'No neighbouring amenity impacts would arise from the application proposals'.

All existing surrounding properties in Sea Lane and Shaftesbury Road will be immensely impacted; they will be overlooked and denied varying levels of privacy. The statement by the developer shows a complete lack of knowledge of this area.

I find this proposal deeply offensive as it seeks to gloss over the truth of what is reality at ground level in this area of Rustington.

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>