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11th June 2021

Mrs Aitken
22 Pegasus Court
The Street
Rustington
BN16 3NS

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/113/21/PL
Site Address: 66 The Street Rustington BN16 3NR
Description of works: Construction of a single-storey upwards extension to provide an additional 4 No. residential units. This application affects the setting of a listed building & affects the character & appearance of the Rustington Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

Thank you for your internet representation made on 10th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37327

I am writing to object strongly to the above planning application.

My reasons for this are as follows:

1. There is insufficient parking for 6 flats - as already approved - let alone 10 flats. The average number of cars per household in England - excluding London - was 1.3 in 2019 and 4 spaces for 10 flats is inadequate (Source Google and various .gov pages)
2. There is not enough parking to park additional cars on the road side in the immediately adjacent area - including the access road to Pegasus Court where I live.
3. Pegasus Court is a development of 31 flats occupied by a number of older persons. Quick and easy access for the Fire Engine - which does get called out on a number of occasions - and more importantly Ambulances is vital for the safety of the Residents. I believe you will put Residents lives at risk if you allow further congestion.
4. The access road from The Street to Pegasus Court - and the proposed flats - is narrow and already heavily congested with parked cars. It does not have sufficient capacity to allow for a further 10 flats and their cars.
5. The Street is a busy road through Rustington and the position of the traffic lights and the roundabout as you exit the access road to Pegasus Court - and hence the proposed flats - is already difficult.
6. The creation of an additional floor above the ground floor for these additional 4 flats will impact significantly on the light for Pegasus Court and provide a significantly worse outlook for a number of the flats at the front of Pegasus Court.

7. The proposals - with the additional floor - are out of character for the area.

I have also read with interest the RGP report. I totally disagree with their assessment and believe that the Planning Department must carry out a site visit during the daytime - so that a realistic view can be achieved - to monitor the traffic flows and review the access and parking arrangements. Wide angled lenses and photos out of peak time tell a different story!

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.