



Arun District Council
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14th June 2021

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

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 11th June 2021 which has been recorded as an objection with the comments as follows:

OWQC37376

My Council has considered this application and wishes to object to it on the following grounds:-

- (i) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the aforementioned hazards for road users at this location
- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely The Street, which is the main thoroughfare through the Village, in close proximity to its junction with Sea Lane. This would, most certainly, be detrimental to the safety and free-flow of traffic, and would further add to the risks for highway users to an unacceptable degree
- (iii) The proposal does not comply with the local Planning Authority's Parking Standards, which suggests that one space should be considered for each property, plus 20% for visitors which would amount to twelve spaces, when only six, unrealistic, spaces have been allocated
- (iv) The proposal would, therefore, most definitely increase the pressure for on-street parking, in an already extremely congested area, where any type of parking provision is almost non-existent (In conflict with Arun District Local Plan Policy TDM2)

(v) The proposal for standing vehicles to be parked in an already busy Service Road, frequented by heavy duty goods vehicles servicing the adjacent retail units at all times of the day, would be detrimental to the safety and free-flow of traffic, and would further add to the risks for highway users to an unacceptable degree

(vi) The proposal to develop this site by the erection of an additional 4 units of accommodation would constitute an undesirable intensification of residential development, and would most certainly represent a severe over-development of the site (In conflict with Arun District Local Plan Policy DDM1).

My Council would further request that the local Planning Authority should undertake a Highways Assessment in respect of this application.

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 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.

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](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.