



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

18th June 2021

Helen Johnson  
48 The Street  
BN16 3NR

**Case Officer:** Andrew Wood  
**Telephone:** 01903 737768  
**Email:** [andrew.wood@arun.gov.uk](mailto: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 17th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37523

Dear Sir

FAO Andrew Wood

Re Planning Application: R/113/21/PL

As the owner of 48 The Street, and as a local resident, I wish to object most strongly to the above planning application:

1. Any upwards extension over the current shops will inevitably reduce the light, and block the views, both to my own property and to my neighbours at No 50, and many residents at Pegasus Court
2. The slip road from the Street is already difficult to access, and often congested, as is the side road to Pegasus Court. There is insufficient space to accommodate vehicles for the already proposed build of 6 flats, let alone potentially four more cars. This can only add to the dangers and impracticalities for all residents, shoppers and business owners in the immediate area.
3. I am concerned for the (mostly elderly) residents of Pegasus Court, who need constant access for Emergency and Support Services. This vital access couldn't fail to be compromised by the potential building works and sizeable vehicles required, at potentially grave cost.
4. Some of these residents will also have their outlook, privacy and light compromised by said proposed buildings.
5. The proposal of four more flats (in addition to the previously agreed 6 ground floor flats) would create an overly dense, cramped and overcrowded scenario, totally out of keeping with the Conservation Area it sits

within.

I have to object to the proposal, not only as an immediately impacted resident, but also on behalf of my neighbours, local residents, and business owners, whose safety and enjoyment of the area would undoubtedly be compromised. This planning application, should it be agreed, would negatively impact all these people, not only during the disruptive building process itself, but on an ongoing long-term basis. I fully understand the need to be creating more residential accommodation in the area, but I have to contest that this particular space - overcrowded and congested as it will inevitably be - would create living accommodation and conditions that would serve anybody with the values associated with living in a Conservation Area.

Yours sincerely

Helen Johnson  
The Manor House  
48 The Street

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](mailto: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](https://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.**