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22nd June 2021

Brian Baker
Flat 31 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 21st June 2021 which has been recorded as an objection with the comments as follows:

OWPC37604

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Department Management Procedure) (England) Order 2015

Application Number 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 CI Zone 4 (Zero Rated) as flats

With reference to the above planning application these are my objections for this not to be passed.

1. I feel that this extra floor will be very close to Pegasus Court and will not only block light during the day but will also be an invasion of privacy especially with balconies facing both North and East.
2. Whilst planning permission has already been granted for 6 single story flats it is very clear that the parking of 6 vehicles will be very difficult especially if residents have vans etc.

3. I believe that to try to cram another 4 flats would be grossly over developing this land.
4. The access road in and out of the main highway is already inadequate for the existing properties that are already there. It is already going to be difficult for the materials to be delivered for the building of the 6 flats which have already received planning permission. I would suggest that this site is visited by the Highways department in the daytime to see the volume of traffic using this access road. Even in the evenings it is busy due to there being Restaurant and Take Away premises in front of this land.
5. It has been suggested that the 4 extra cars associated to these proposed flats park in surrounding residential roads but that will only clog up other roads and take parking from those residents. It is possible that with 10 flats you could have 20 residents and if each person had a car that could be 20 cars.
6. I understood that all new properties should have at least one parking space allocated to it and I would have thought now that with electric cars coming in there should also be an electric point.
7. I don't feel that 10 cycle spaces is going to solve this issue and not everyone will have a bicycle.
8. Pegasus Court has 32 flats and is for retired residents so must have 24 hours a day access for all emergency services, Care Staff that visit (some two or three times a day).
9. The pavement on the access road and on The Street in that area are very narrow and very often people must walk on the road to pass so is already a rather dangerous area. With even more traffic this danger will only increase.
10. Access would also need to be kept free for deliveries to the retail shops (the backs of which are immediately in front of the proposed building works).

I trust that you will give my concerns your kind consideration before making any decision on this Planning 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 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.**