



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
website: www.arun.gov.uk/planning

28th June 2021

Alison Cooper
27 Bushby Avenue
Rustington
West Sussex
BN16 2BY

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 27th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37763

As County Councillor for this area, I was disappointed that only a desktop study had been used to assess this application.

I have issue with this whole site, and understand Rustington Parish Council officially complained that this original application was determined prior to relevant highways information.

Highways now have to assess the increase of this application on the understanding that permission has already been given and on their understanding that realistically only 3 vehicles will be parked on site, displacing all others off site in the conservation area.

There is also no on road parking within 200 Metres, walking from any of the roads mentioned in the travel assessment is much longer, at least 220-300 metres(via footpaths not as the crow flies)

What I believe has been missed is that this is not in fact a road, but a service road. The shops have parking at the rear, aswell as deliveries arriving. The access would undoubtedly be blocked, many times a day. Access for emergency vehicles would be severely impacted, and Pegasus court access also affected.

I would also like it checked to see if the premises behind Lemon Grass would be affected by the right of light 25 degree rule should this upper floor be built.

The erection of these additional 4 units will undoubtedly constitute an severe overdevelopment of the site against ADC local plan policy DDM1.

There would also be a loss of the amenity for shop owners to park outside their premises and this development would be the sole reason for this.

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.