



Sunny Cottage
The Thatchway
Rustington
West Sussex.
BN16 2 BN
16 June 2015

R. Leal
Planning Officer,
Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.

Dear Mr Leal,

PLANNING APPLICATION REF. R/114/15/HH. 81 Sea Avenue, Rustington.

I am writing to state my objections to the above planning application.

1. The scale and mass of the proposed increase in the use of the plot for residential purposes seems to me to be out of keeping with the area and outwith the Arun District Plan (2011-31 Publication Version)., specifically Sections 13.4.3 or 13.4.4 ; nor is it in line with Policy D DM4 Sections a,c or e. Furthermore it does not fit with the Arun Local Plan (2003) Policy Dev 19, Sections i,iii, or v.
2. The property is very close to the Greensward within Character Area 5 of the Rustington Plan and approval of the proposal would set a dangerous precedent for other applications for properties in the same category.
3. Water drainage is an issue in this location. I believe there is the likely removal of trees from the plot. This would increase the flood risk as trees do absorb large quantities of water. This is out of line with the requirements of the Arun Plan Policy W DM2 and the Rustington Plan Policy.
4. Garage facilities. The proposal would remove the present garage from the property and not replace it. There is a consequent risk that vehicles would be parked on Sea Avenue or in The Thatchway, which would be out of keeping with the area. Nearly all the properties on the Estate have garage facilities. Furthermore, parking within 25 yards of the junction of Sea Avenue and The Thatchway would constitute a breach of the Highway Code.

Please acknowledge receipt of this letter and make our objections known to the relevant parties considering the application.

Yours sincerely

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