



Arun District Council
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10th July 2020

Mr and Mrs Rousell
48 Mill Lane
Rustington
Littlehampton
West Sussex
BN16 3JN

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: R/117/20/OUT
Site Address: Croft Works 52 Mill Lane Rustington BN16 3JN
Description of works: Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.

Thank you for your internet representation made on 9th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28336

Dear sir / madam,

We are writing to object to the following plans (ref: r/117/20/OUT).

The first and main point of concern is that the highlighted red boundary enters our property boundary (number 48) which is detailed within our deeds.

The architecture design response states that there is assurance that a fire vehicle will be able to access the dwellings in accordance with building regulations. However, the turning point to enter the dwellings is restricted for both emergency and heavy plant vehicles.

We acknowledge that our driveway is regularly inappropriately used by heavier vehicles due to it providing a larger turning point. This has caused damage previously to our wall and piers. Therefore, there is the higher possibility that drivers will use this when working on the dwellings.

Further to this, heavy plant vehicle turning will have a impact on the ground, such as turning gravel. The design response does not state who will repair the private narrow lane when impacted by the proposed works.

The access to the private narrow lane is restrictive of movement for vehicles entering and leaving.

There is an alternative way the access the proposed dwellings via Fircroft Crescent which is wider and would not impact access and the maintenance for the surrounding residents.

The described restrictions can be seen clearly within google maps.

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. 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 Development Control 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 Development Control 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.