

Frances and Adam King
The Spires, 6 Springfield Close, East
Preston

BN16 2SZ

Your Ref: OWPC25528
Our Ref: R/12/20/HH 16-01-2020
Please ask for:
Zac Denton

28th January 2020

Dear Sir/Madam

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

New detached garage
Springfield House Springfield Close Rustington

Thank you for your internet representation made on 27th January 2020 which has been recorded as '**an objection**' with the comments as follows:

We objected to the previous Planning Application for a garage block which was substantially changed at the 11th hour in order to get a permission for the swimming pool, so we are a little surprised to see a new application submitted one day after the approval was received.

We continue to object to this proposal. The previous Planning Permission located the double garage well away from our western boundary. The proposed position of the garage block will still be highly visible from our garden and if approved it is likely that the applicant will then re-apply for the further accommodation above the garage that was removed as part of the last application.

A triple garage is wholly unnecessary for the size of the approved property. As with the previous application, we believe the triple garage has been shoehorned in to avoid the trees on the northern boundary - however we still believe that trees T16 and T17 will affect the RPAs to a significant extent.

This new application seems to be 'death by a thousand cuts' whereby the application keeps applying for incremental increases on the original Planning Permission, which in itself was on the limit of acceptability.

We would ask that this Planning Application is refused or that the triple garage is pushed at least 3 metres to the west to allow for appropriate landscaping to shield this from our property.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only

include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning