

Laura Quiggan
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Rustington
West Sussex
BN16 2QS

Your Ref: OWPC14664
Our Ref: R/131/17/PL 25-05-2017
Please ask for:
Mr D Easton

24th July 2017

Dear Sir/Madam

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

6 No. one bed apartments. This application affects the character & appearance of the Rustington Conservation Area.

Land Adjacent Abbots Lodge 85 The Street Rustington

Thank you for your internet representation made on 23rd July 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to the proposed development on three counts.

Neighbouring properties

I am a resident of the bottom end of quiet cul-de-sac, The Grangeway. We would be faced with a three storey block of flats with balconies and all the accompanying noise at various seasons and times of night, backing onto our gardens and rear of our properties where our bedrooms are.

While some of the trees may survive the effects of this development, others will not. Some may even be cut down to 'clear' the area. Many of the trees are deciduous and lose their leaves for half the year, which will mean that a three storey block of flats would be visible - and us to them. At certain times of the year anyone in the top storey of the proposed flats, or out on their balcony may be able to see directly into my bedroom. For other Grangeway residents directly behind the proposed block the potential noise and loss of privacy is significant and unacceptable.

Access

If I understand the plans correctly (?) a new access point would mean making a new junction out onto The Street, knocking through the existing, original flint wall, thereby permanently defacing part of the current Conservation area and adding a new drop kerb into The Street, again across original cobbles. As a regular pedestrian along this section of The Street I think it would cause some additional hazardous navigation, particularly for the elderly or mothers with children that use this stretch, not to mention the already congested traffic. The application claims that the proposed development is 'completely hidden from the street scene', yet in another section states that the plot can only be seen from 50ft at the front. If the access point is to be moved to be directly in front of the development then it will be extremely visible indeed.

Conservation area

For the proposed development to use materials that 'blend in' or are 'sympathetic' is unacceptable for a building in a Grade II Conservation area - otherwise what's the point of applying such status? Abbots Lodge may have had other alterations in the past that are not quite in keeping, but this is a significant addition within the grounds of one of Rustington's most beautiful and treasured sites. The new flat block would detract from the Conservation area, cause loss of an original features, be visible from the entrance and will have significant, negative impact on neighbouring properties to the rear. It does not serve Rustington in the least.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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