



Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning 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

Your Ref: OWQC14746
Our Ref: R/131/17/PL
Please ask for:
Mr D Easton

28th 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 comments made on 27th July 2017 which has been recorded as **'an objection'** with the comments as follows:

My Council has considered this application in great detail and wishes to object to it on the following grounds:-

(a) This type of in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area

(b) The proposal, by reason of its height and mass, would be detrimental to the visual amenities of neighbouring property and would most certainly represent and over-development of the site. The size and shape of the plot would also not permit development of a standard compatible with the existing development in the area

(c) The proposal is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) and the Rustington Village Design Statement (Character Area 1)

(d) The proposed new dwellings would be out of keeping with the individual and unique character of the established buildings in The Street, and would most certainly have an adverse effect on the street scene and, in particular, the front fa ade

(e) The proposal would give rise to an increased movement of vehicles on to and off the highway at this point, which would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree

(f) The proposal would be prejudicial to the character of the Rustington Conservation Area and damaging to the setting of the existing buildings of merit and interest within it

(g) The Committee was particularly concerned that the construction of three additional properties, in this vicinity, would place yet further pressure on an already over-loaded

sewage and drainage system, which was evident by the recurring flooding problems in this area during adverse weather conditions, to the detriment of its effectiveness and efficiency.

My Council would also request that a full Site Traffic Management Plan, to include wheel washing where required, to cover the period from the commencement to the end of construction, as a condition of any permission subsequently granted in respect of the application.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning