

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 11 September 2020 07:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application R/156/20/PL 31 Albert Road Rustington BN16 3JT - letter of objection

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From: Phil Rowe [REDACTED]
Sent: 10 September 2020 17:25
To: Planning <Planning@arun.gov.uk>; Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Planning Application R/156/20/PL 31 Albert Road Rustington BN16 3JT - letter of objection

Dear Zac,

Hope you are well.

I have been instructed to object to the above application. For the record I used to work as Worthing Council enforcement manager in the past so I am very familiar with the area and planning considerations.

The only things that seem to be in favour of the application is that it is clear that there is a combination of bungalows and dwellings forming the character and context of the immediate area. Likewise there is a quite diverse set of building styles. **Everything else about the proposal is a disadvantage and would create a planning worsenment.**

Ordinarily it is often a good planning principle to have taller properties on corners as focal points; **I would disagree in this instance due to the differing orientation and plots sizes of the application property and no. 25 Mill Lane.**

To this end an objection is made as follows:

- Insufficient garden amenity area through additional dwelling creating overdevelopment concerns. The proposed plot sizes would be unacceptably

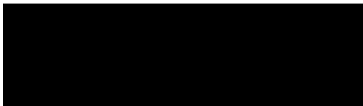
- The endeavours to create 2 dwellings in lieu of the simple, contextually appropriate bungalow has similarly led to a cumbersome design in an attempt to address the over development point and shoe horn in 2 dwellings. Putting profit before design is not a good planning principle.
- Bulk and overbearing on the street scene to the detriment of the residential amenities of the neighbouring bungalow no 29 Albert Road , 22&24 Albert Road and 23 and 25 Mill Lane.
- Overlooking is clearly a concern of the architect hence the use of obscurely glazed first floor rear windows. I accept that these are to bathrooms but it does nothing in terms of visual amenity. It is also notoriously difficult to monitor non opening window conditions.



Kind regards

Phil Rowe, BA Hons, BTP (Planning)

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