



Arun District Council
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21st September 2020

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

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

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

Application No: R/156/20/PL
Site Address: 31 Albert Road Rustington BN16 3JT
Description of works: Extension and alteration of existing residential dwelling and subdivision to form 2no. two bedroom residential dwellings, together with formation of new vehicular access and entrance drive.

Thank you for your internet representation made on 18th September 2020 which has been recorded as an objection with the comments as follows:

OWQC29659

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

- (i) The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and, in consequence, the proposal would be detrimental to the present character and amenities of the locality and would most certainly represent an over-development of the site
- (ii) The proposal, by reason of its height and mass, would represent an over-bearing form of development, which would have a detrimental effect on the visual amenities and quiet enjoyment of the occupiers of No. 29 Albert Road and No. 23 Mill Lane
- (iii) The proposal would give rise to an increased movement of vehicles onto and from the public highway at this point to the detriment of road users
- (iv) The proposal would be likely to increase the pressure for on-street parking, at a point very close to the very busy junction of Albert Road with Mill Lane. This location is congested at most times during the day, and the proposal would interrupt the free flow of traffic and thereby add to the hazards of road users at this point
- (v) The proposal would be in conflict with Policy 2 - Housing Design of the Rustington Neighbourhood Plan (scale and mass).

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.

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](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.