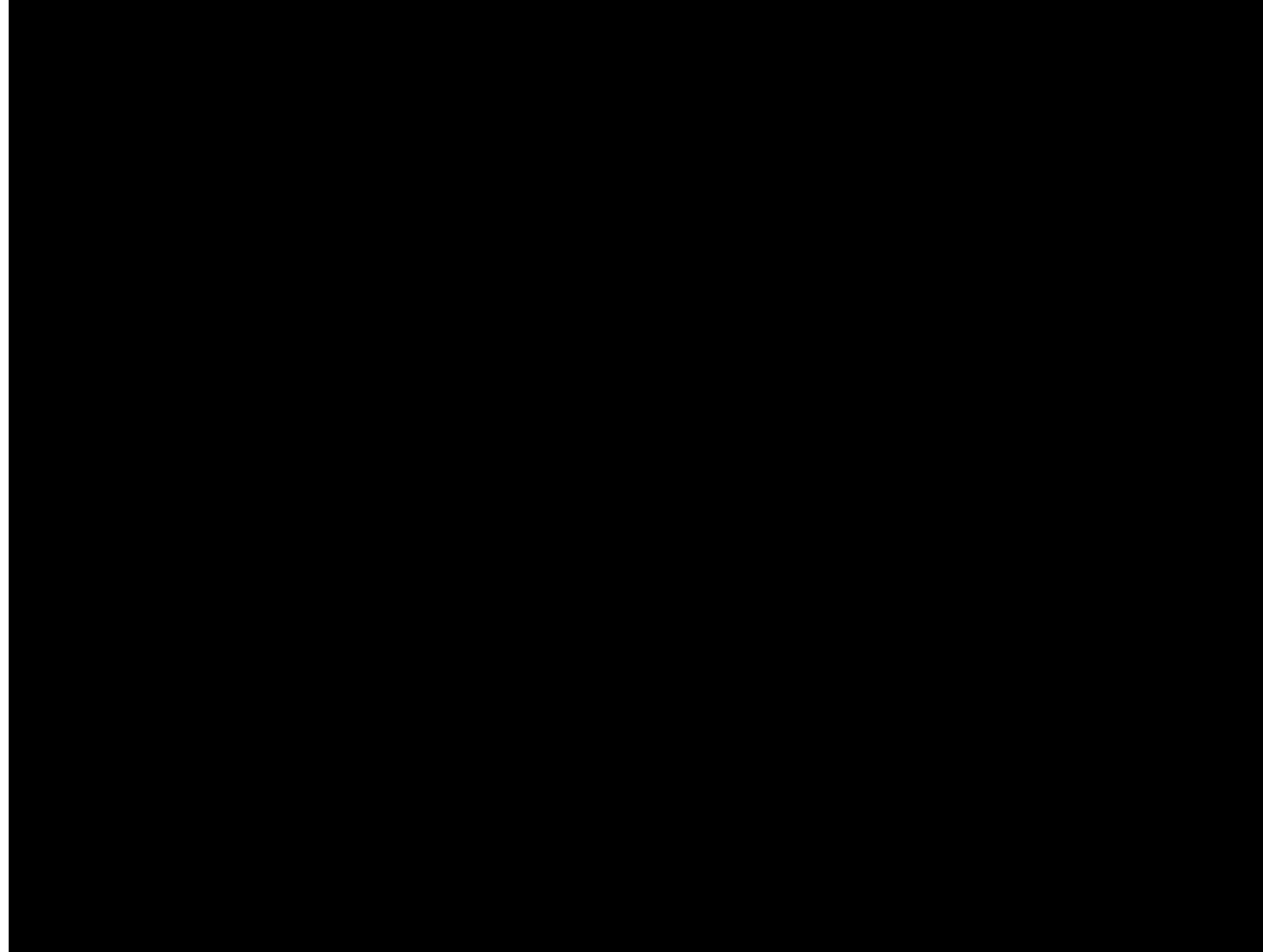




Sent: 25 September 2020 11:09

To: Zac Denton 

Subject: 31 Albert Road, Rustington - R/156/20/PL

Dear Zac

We hope you are well.

We live at 23 Mill Lane and have noted the response to various objections, by the agent for the above mentioned proposed development. We wish to add further comments in relation to those noted by the agent, to further support our objection to this application.

Overlooking – whilst a condition may be added that the windows along the rear elevation at first floor level should be non-openable, this is a notoriously difficult to monitor non-opening window conditions, as raised by our representative Phil Rowe in his objection to the application.

Overshadowing and overbearing – the agent is misguided in their statement that no 29 Albert Road does not have any windows looking towards the site. Please find attached a photograph of the east elevation of no 29 Albert Road, taken from 23 Mill Lane, which clearly shows a window and a glazed door which would both directly face the site of the proposed development and which would therefore be permanently cast in its shadow.

Furthermore, there is no datum level information submitted by the agent to support the application for the proposed development, so therefore no evidence to justify their claim that the ridge height of the new houses would not exceed that of the existing properties along Mill Lane. In particular, that the ridge height of the new development would not exceed that of 23 Mill Lane, which is in very close proximity.

Lack of external amenity space – the agent attempts to counter objections to the lack of external amenity space for the proposed development, by precedent set of approval of a development on 1 Woodlands Avenue. The properties in the immediate vicinity of the proposed development are a mix of 1920s detached houses with generous amenity space, circa 1960s semi detached houses, also with good sized amenity spaces and immediately adjacent to 31 Albert Road, circa 1960's bungalows with external amenity space which far exceeds those proposed for the new development. There are no properties in the immediate vicinity which, to the best of our knowledge, have external amenity spaces as small as those proposed in this application.

We also wish to mention that an application for a proposed 1st floor extension over the existing garage at 23 Mill Lane (R/124/05) was declined on 17 August 2005. The reason being:

'By way of height, scale and position would create an unacceptable overbearing and overshadowing effect to the detriment of no 31 Albert Road.'

This supports our objection to the proposed development on the grounds that the height, scale and position of the new houses will create an unacceptable overbearing and shadowing effect to the detriment of our living conditions at 23 Mill Lane, particularly in light of our plans to provide for a living area with rooflights within what is currently our single storey garage (R/84/20/HH – approved conditionally 21/7/20).

Finally with regards to the Access & Design Statement, we believe there is a discrepancy with the statement made. R/202/13 was implemented insofar as the change of use. The conservatory was not built. The Planning history should reveal this as well as the subsequent application (R/213/14/PL) which was dismissed on appeal when the applicant wanted to vary the planning condition to extend the age range of the childcare provisions to cater for teenagers. See extract from Ofsted website concerning registration and inspection, which confirms that the property was indeed used as a registered childcare facility and not for residential purposes as stated.

CLOSED

Kiddie Kare Ltd

URN: EY472434

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We should be grateful if you would kindly consider this when determining your recommendations.

With kind regards

[Redacted signature]

