

-From: Mrs Shirley Steeples RN
General Manager



The Royal Air Force
Benevolent Fund

Princess Marina House
Seafield Road, Rustington
West Sussex BN16 2JG

ARUN DISTRICT

- 8 OCT 2012

3rd October 2012

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Arun District Council
Planning Department
Maltravers Drive
Littlehampton
West Sussex
BN17 5LF

Dear Sir/ Madam

Re: Planning Application R/175/12 - No. 46 Seafield Road, Rustington, BN16 2JQ

On behalf of the RAF Benevolent Fund who run and own Princess Marina House, Shencot and Seacot we would like to raise a number of objections in relation to the above Planning Application: -

1. The development in our opinion is an overdevelopment of the current site in relation to the surrounding buildings. The existing building is a relatively semi-detached single storey retirement/ holiday bungalow whereas the proposed development is a large detached two storey family home which is built tight to the West and East boundaries and leaves little space to the front or rear (South and North) of the site. It is evident that the mass of the development is inappropriate when compared with the surrounding area.
2. The amenity of Shencot (No.44 Seafield Road) is considerably affected, particularly in terms of privacy, with the First Floor bedrooms of the proposed dwelling overlooking the rear of the Benevolent Fund's property. In addition there are concerns with the loss of Daylight due to the close proximity of the gable of No. 46 which is now located tight to the boundary and will if constructed stand 6.00M high.
3. The drawing of the existing building cannot be correct in that it creates the impression that the existing four bedroom dwelling is being replaced with a new four bedroom dwelling. The drawing of the existing dwelling has no kitchen and so in fact it is at most a three bedroom dwelling. It is interesting to note that the GIA (Gross Internal Area) of the proposed dwelling is in excess of 2,050ft² compared to the existing dwelling which has a GIA of approximately 650ft². Interestingly the Ground Floor GIA comparison is 1190ft² for the proposed dwelling compared with 650ft² for the existing dwelling, a 68% increase in footprint. The overall increase in GIA for both floors of the proposed dwellings compared with the existing dwelling represents a 215% increase in area. Quite simply this demonstrates that the proposal is inappropriate and, as mentioned above, is an overdevelopment of the small site.

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Patron Her Majesty The Queen
President HRH The Duke of Kent



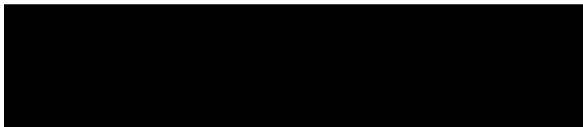
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4. Apart from the positioning of the proposed dwelling on the site we are concerned that the ridge height of the proposed dwelling is 6.00M when compared with the existing dwelling height of 5.70M.

5. A general observation is that the large retained gable wall of Seagulls is going to look rather unsightly when viewed from the neighboring properties.

We would ask you to give due considerations to our objections and request that the Council refuses Planning Approval for this Application.

Yours faithfully

A solid black rectangular box used to redact the signature of Mrs Shirley Steeples RN.

Mrs Shirley Steeples RN
General Manager