

28th November 2025

Karen jaggs
2 The Fairway
Newton Ferrers
On behalf of my father at Laburnum Walk Rustington
PL81DP

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/179/25/PL
Site Address: Land to the rear of 43 Old Manor Road Rustington BN16 3QS
Description of works: Erection of 5 No. garages in two new buildings for the purposes of parking and domestic residential storage. This application is in CIL Zone 4 (zero rated).

Thank you for your internet representation made on 27th November 2025 which has been recorded as an objection with the comments as follows:

OWPC80050

This proposal would require the creation of a new public right of way. The area outlined in the application is a private road and a private garage compound owned by residents of Campbell drive and laburnum walk. The proposal will impact biodiversity because of the removal of an approximately 50 year old sycamore tree. This used to be within a hedge line but the applicant removed the hedge and put up fencing. A tree survey should have been submitted but the box has been ticked no on the application form which is incorrect. The statement that the applicant is not the sole owner of the land to which the application relates, is that referring to the residents of Campbell drive and laburnum walk or the owner of the old manor road property? Why does a residential property want 5 garages in the back garden? A previous application for a dwelling in the garden was refused and previous application for 5 garages was refused. 9/12/2020, 25/11/2022, 23/8/23. I object to this planning application because it involves creating a new access from a private road, felling a tree, excessive development in a residential area/ garden grabbing.

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be

destroyed although this means that the content will then be disregarded.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>