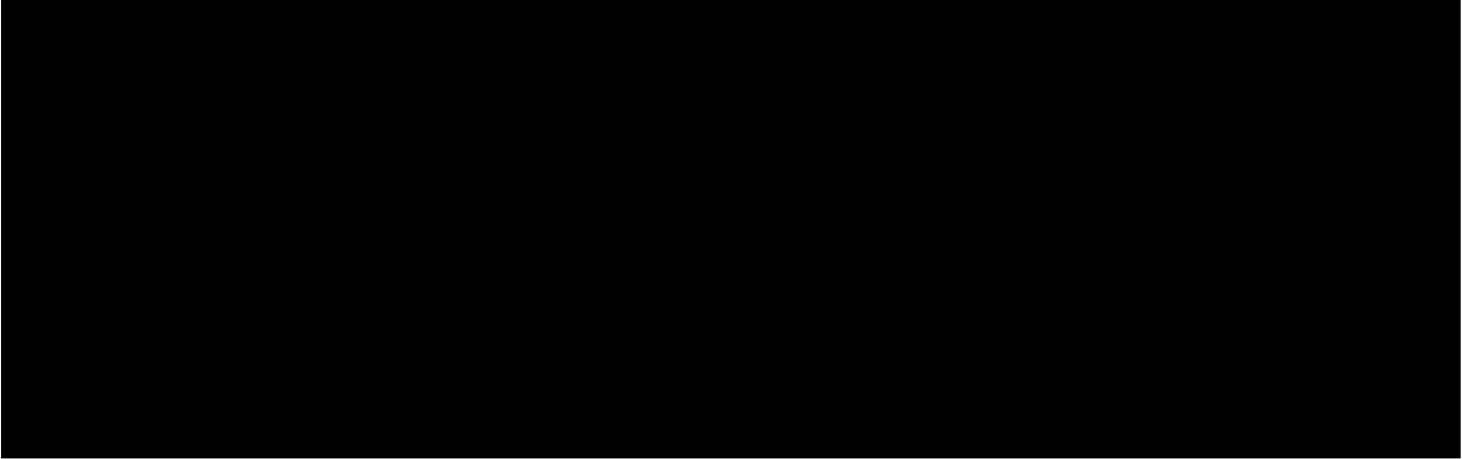


From: adam kahan 
Sent: 19 September 2018 13:22
To: Zac Denton; Planning
Subject: R/188/18/HH objection

Dear Mr Denton,

I and a number of my neighbours are very concerned about this application, both because it is factually incorrect in important ways and because it breaches multiple Arun and Rustington council policies.

A letter and 7 pictures are enclosed below. The pictures are labelled when downloaded.

You may wish to visit the property to inspect the facts for yourself; if you let me know in advance I will of course give you access to the view from my own property. If you have any queries please do contact me.

I trust that you will advise the Development Committee to enforce the council's policies firmly.

Yours sincerely,
Adam Kahan










Half Timbers
The Thatchway
Sea Estate
Rustington
BN16 2BN

Mr Zac Denton
Planning Department
Arun District Council
Maltravers Road
Littlehampton BN17 5LF

19th September 2018

Dear Mr Denton,

R/188/18/HH

I wish to object to this planning application because a) the application is factually incorrect both in the answers to questions on the form and the drawings submitted b) it breaches multiple Arun and Rustington policies.

1. **TREES** The application falsely states that there are no trees near to or affected by the proposed development. As Pictures 1-5 attached show, there are several mature trees on the property. These include a two-storey high magnolia and a fig directly where the extension is planned. There is also a tall fir tree one metre from the current garage. These would all have to be removed to permit the development. This is contrary to Policy DM1 of the Arun Local Plan and specifically to recommendation 8 in the ADC planning officer's report on R/114/15/HH which required all existing trees to be retained.
2. **OVERLOOKING** The applicants use the roof of the library as an outside seating area. Currently, as can be seen from the pictures, the garden and rear bedrooms of Half Timbers are screened by the magnolia and fig trees. Removal of these trees will permit the applicants direct line of sight from the library roof area into the rear bedroom and garden of Half Timbers. This would breach the Rustington Neighbourhood Plan 4.12 point 2 and Arun Local Plan 13.4.3 and Policy D DM4c.
3. **BOUNDARY DISTANCE** The application shows that the extension would be 0.805m from the side boundary. This breaches Policy D DM4d, which requires a minimum of 1m to the boundary.
4. **INCORRECT DRAWING** The drawing of the existing building is incorrect. It fails to show that the applicants have already altered the kitchen including moving the external doors. They have converted the driveway north to The Thatchway into garden/recreation area.
5. **SCALE AND MASS** The extension and annexe will increase the ground footprint of the property by 80%, far in excess of the specific 50% limit in Arun Local Plan section 13.4.4. The annexe effectively creates a new four roomed bungalow

attached to the main house, substantially altering the spatial character and pattern of the property. This breaches the Arun Local Plan section 13.4.3 and Policy D DM4 sections a,c,e and Policy Dev 19 sections i, iii, v.

6. DESIGN The increase in mass and change in character will have a detrimental impact on the area, being only one house distance away from the protected Greensward and within Character Area 5 of the Rustington Neighbourhood Plan. The expansion of the property would substantially increase the proportion of building to garden on the plot, negatively affecting the site and creating precedent for similar extensions near the Greensward. This does not seem to meet the requirements of the design principles set out in the Rustington Neighbourhood Plan section 4.12 bullet points 1 to 3.
7. FLOODING The area to the seaward end of Sea Avenue has poor drainage and is prone to surface flooding in heavy rain. Pictures 6 & 7 attached show examples of the flooding to the area in 1998 and specifically to the garden of 81 Sea Avenue in 2012. The proposal would increase the occupational capacity of the house as well as the ground area, both increasing the probable use of water and reducing the area of garden. This increases the flood risk in an area that has for many years been prone to rainwater flooding (for which Arun District Council engineers have worked with the Sea Estate Residents to undertake expensive measures to reduce the risk and impact of surface flooding). This contradicts the requirements of the Arun Plan Policy W DM2 and Rustington Plan Policy 4.
8. PARKING Before 2015 the house had space for 5 cars: one in the garage and two on each of the north and east driveways. The north driveway onto The Thatchway has now been incorporated into the recreational area of the garden, which already fails to "encourage use" as required by ADC's Standards of Parking Provision for Residential Accommodation Table 1. In practice that has already removed two spaces. The proposed annexe would also remove the garage and reduce one space on the east driveway, which will be 8.3m ie less than the 9.6m required by ADC for two cars. It would leave one practical space on the east driveway and encourage parking on Sea Avenue (as is already the current practice). Given that the development would increase the occupancy of the property it is inappropriate for there to be further reduced parking space. This breaches ADC's Standards for Parking for a dwelling of 4 or more bedrooms.

The fundamental issues are that:

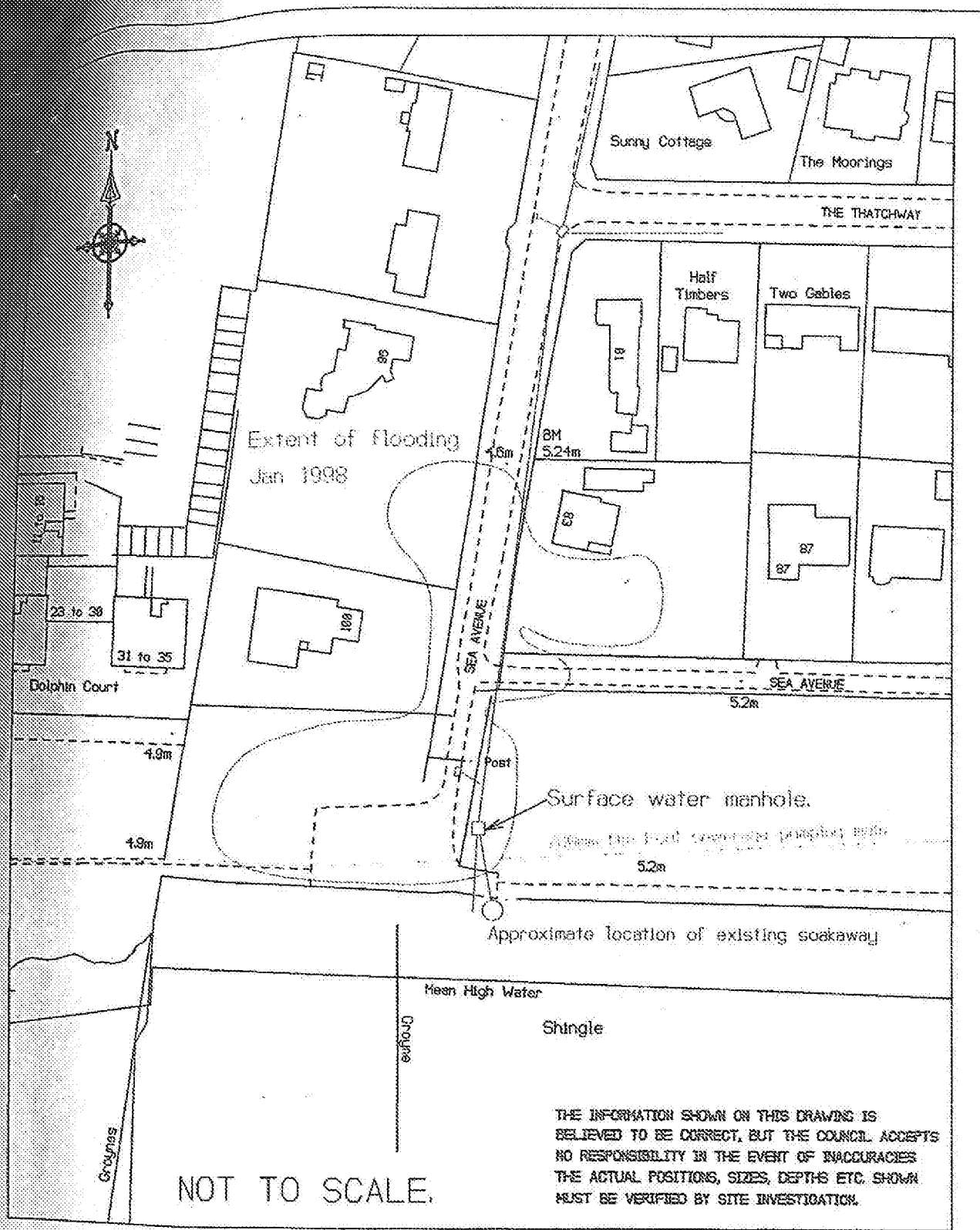
- a) the application is factually incorrect, particularly regarding the trees;
- b) this 9 room extension to a 5 bedroom house would be unnecessary over-development of the plot, in a character area where over-development should not be encouraged, and this objection is also made formally by Rustington Parish Council.

An inspection by ADC of the property to check the facts would be sensible.

7 Pictures are attached.

Yours faithfully,
Adam Kahan





RUSTINGTON SEA ESTATE.

FLOODING INCIDENT JANUARY 1998

3/3/98

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