

Lesley Boardman
Sunny Cottage
The Thatchway
Rustington
BN16 2BN

Your Ref: OWPC20040
Our Ref: R/188/18/HH 25-07-2018
Please ask for:
Zac Denton

26th September 2018

Dear Sir/Madam

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

One & two storey extension to (South) side & rear (East)
81 Sea Avenue Rustington

Thank you for your internet representation made on 25th September 2018 which has been recorded as '**an objection**' with the comments as follows:

COMMENTS ON PLANNING APPLICATION R/188/18/HH

I write to object to the above planning application at 81, Sea Avenue. My objections are as follows;

1. Plans .

The plans as submitted are inaccurate. They have been copied directly from the very similar application lodged in 2015. Ref R/114/15/HH. Since then two patio doors have been added to the North elevation replacing an existing original window. In addition, an interior wall has been removed. It would seem that the agent has not updated the site plans. This should invalidate the application. Arun District Council should NOT be approving planning applications based upon inaccurate information.

2. Trees .

The previous application (Reference as above) was approved conditionally with specific reference to the trees and hedges on site. The new plans seek permission to develop a larger area meaning that it is difficult to see how the necessary foundations work will not impact heavily on the current trees and hedges. These original conditions should be adhered to strictly as I have a real concern that the foundations work will cause damage and that there will then be the need to replace the existing trees and hedges with much younger, smaller items, causing a loss of privacy and impacting on the general appearance of the area which is renowned for its treescape.

In particular there is a large, mature Magnolia tree (30+ feet tall) on the eastern boundary. The proposal shows that the East elevation two storey and single extension will only leave 800 mm between the extension wall and the boundary fence, meaning that this is incompatible with the retention of this distinctive tree. Should the magnolia be felled, there will be issues with lack of privacy both to the applicants and their neighbours.

3. Flood Risk

The addition of two new shower rooms and occupancy will increase the output of surface water.

A large area of the garden at the North elevation has been given over to hard landscaping since the last application, making the drainage of surface water more difficult. Should the increased amount of building go ahead there will be little ground left to deal with absorbing excess water. The application makes no reference to additional soakaways or drainage and so increases the potential flooding risk in this HIGH RISK area.

Unfortunately it is not possible for the council to respond to each representation individually but your

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views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning