

Mr A & Mrs P Gregory
18 Broadmark Lane
Rustington
Littlehampton
BN16 2HJ

Your Ref: OWPC890

Our Ref: R/190/13/

15-08-2013

Please ask for:

Mr J Smith

3rd September 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

1 No three bedroom detached house

Land to the rear of 20 and 22 Broadmark Lane Rustington

Thank you for your internet representation made on 3rd September 2013 which has been recorded as '**an objection**' with the comments as follows:

the proposed build on a plot of land acquired by 'garden grabbing' will have a detrimental effect on the environment and neighbourhood in a number of ways.

The proposed building is:

Out of scale for the ploy of land and will border existing neighbours too closely.

Will over-shadow adjacent buildings and gardens at various times of the day, particularly when sun is in south and west and will block natural daylight.

The visual impact will not be in keeping with existing properties, many of which appear to be built in 20s and 30s.

Development of this site will increase density of residential accommodation within the existing settlement leading to addition

Vehicles, possible noise and disturbance.

The access to the proposed building is from a private residential road with a no street parking policy. The plans indicate a small amount of off street parking for a proposed home that could house 6-7 adults.

The reman of trees and vegetation from the plot, a haven for wildlife, particularly house sparrows, toads and bumble-bees will impact adversely on the environment.

Loss of green space by 'garden-grabbing' will impact as vegetation improves air quality and protects against flooding.

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

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most

are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration