

Diane Mather
7 Ketch Rd.
Littlehampton
West Sussex
BN17 6RE

Your Ref: OWPC891

Our Ref: R/190/13/

15-08-2013

Please ask for:

Mr J Smith

4th 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:

This proposed build is far larger than the previous proposal submitted a couple of years ago.

This proposed infill development goes against Rustington Parish policy.

The proposed build will definitely effect the existing outlook and seriously overshadow No. 4 Broadmark Way.

The proposed infill property will be too close to the boundary fences of No.s 22 and 20 Broadmark Lane and 4 Broadmark Way.

Any more than one vehicle parked on the front standing area of the proposed property will be too close to all the neighbouring properties boundaries and Broadmark Way has a very strict no parking policy on the road and family houses generally have several vehicles needing parking space.

At a later date there will be nothing to stop the owner of this proposed property putting Velux windows in the roof, this will be in breach of current planning.

This proposed infill site will significantly overbear and shadow No. 20 Broadmark Lane and No. 4 Broadmark Way and will cause severe shadowing to No. 22 Broadmark Lane.

This proposed infill site, if permitted, will set a precedent for Rustington Parish.

The huge abundance of wildlife on this proposed site will be decimated or very seriously affected.

I urge you to refuse this application for being unduly cramped and contrived in form, it is damaging/adverse to the character and amenities of the surrounding residential area and is in conflict with policy gen 7 and paragraphs 58 and 64 of the framework. Furthermore, this will have a detrimental effect to the personal use and enjoyment time and the way it functions, of the gardens of No's 20 and 22 Broadmark Lane.

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