

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Mr and Mrs Scutt
Iluka
22 Broadmark Lane
Rustington
West Sussex
BN16 2HJ

Ref: **R/190/13**

2nd September 2013

Dear Sir,

Re: Land to the rear of 20 & 22 Broadmark Lane, Rustington.

We OBJECT to the proposed application for a large detached dwelling at the above site.

The refusal in 2010, R/48/10, had as its primary concern the: *“unduly cramped and contrived form of development which would be detrimental to the character and amenities of the surrounding residential area”*.

- 1) The house proposed then had a footprint of approximately 70 sq.ms. The house now proposed has a footprint of approximately 112 sq.ms. This is a 60% increase in the size of the building.
- 2) The 2010 proposal was sited between the rear of 22 Broadmark Lane, some 13 metres from its rear wall, and 4 Broadmark Way, some 7.5 metres from its flank wall. The house now proposed is 9.5 metres from the rear wall of 20 Broadmark Lane, and 4 metres away from the flank of 4 Broadmark Way. This is 27% closer to Broadmark Lane, and 46% closer to 4 Broadmark Way.
- 3) The 2010 proposal reduced the garden size of 22 Broadmark Lane by approximately 170 sq. metres, making both its overall plot size and that of the proposed dwelling uncharacteristically small. The house now proposed reduces the garden size of both 20 and 22 Broadmark Lane by approximately 400 sq. metres making both existing plot sizes uncharacteristically small.
- 4) The depth of the proposed plot now is 23 metres, compared to the depth of the other adjacent plots along Broadmark Way of 34 metres. The plot is 32% shorter than that prevailing along Broadmark Way.
- 5) The depth of the proposed rear garden is 5.6 metres, whilst that prevailing along Broadmark Way is approximately 15 metres. This proposal is only 37% the depth of the prevailing rear garden amenity space along Broadmark Way. With regard to 20 Broadmark Lane the proposal reduces the rear garden depth from 24 metres to 9 metres – a 62% decrease. For 22 Broadmark Lane the proposal reduces the rear garden from 30 metres to 13 metres – a 56% decrease.

- 6) The proposal results in an overlooking of the private amenity space of 22 Broadmark Lane, effectively whilst 20 is now not overlooked, it is replaced by 22 Broadmark Lane being infringed having a detrimental effect on quiet enjoyment and amenity use.
- 7) The title deeds to 18, 20 and 22 Broadmark Lane as well as the title to the application site are subject to covenants restricting any further building: *"Not more than 3 houses with necessary outbuildings shall be erected on land thereby conveyed and no building shall be erected nearer to Broadmark Lane than 30 feet there from purchasers shall not have any entrance to or exit from said land from or to land marked on said plan "site of private road".*
- 8) *The proposal due to its overbearing size (height and mass) will result in significant shadowing and loss of light to the gardens of 18,20 and 22 Broadmark Lane.*
- 9) *The proposals do not provide adequate off road parking and suitable turning space for more than one vehicle.*

In conclusion, all of the above criteria clearly demonstrate that the new proposal is itself wholly out of character with the character and amenities of the surrounding area, and that it renders two other existing properties similarly out of character, in addition to being in breach of covenants.

The impact on all other neighbouring properties would be detrimental to their amenities, and to those of the future occupiers of 20 and 22 Broadmark Lane and those occupiers of the proposed house.

Furthermore, as is readily seen on the Site Location Plan and the Block Plan, and is further emphasised by point 2 above, this new proposal is far more cramped on the site in relation to the existing properties at 4 Broadmark Way and 20 and 22 Broadmark Lane than was the 2010 scheme which was refused primarily on these grounds.

The proposals therefore fail to comply with policy GEN7 of the Arun District Local Plan.

They also thereby fail to comply with paragraphs 58 and 64 of the National Planning Policy Framework.

We therefore urge the Council to REFUSE the application for being unduly cramped and contrived in form, which is detrimental to the character and amenities of the surrounding residential area, in conflict with policy GEN7 and paragraphs 58 and 64 of the Framework.

Yours faithfully,

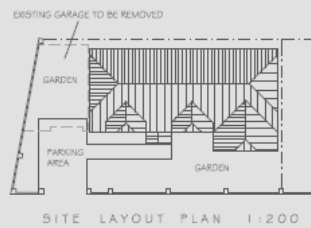
Mr and Mrs Scutt

Attached: Marked up plans which illustrate points 1 to 5 above

Site location plan showing the proposed site highlighted in red. The plan includes surrounding streets (Middlegate, Northgate, Southgate, Eastgate, Westgate), a north arrow, and a scale bar. The site is located on the corner of Northgate and Eastgate.

(2) 13 metres from west wall of 22 Broadmark Lane to east wall of new proposal.

(3) 170 sq metres



A VARIOUS MINOR AMENDMENTS
A Rev. DESCRIPTION 01/28/10
DATE

PROJECT
SITE TO REAR OF 22 BROADMARK LANE
RUSTON LAKE
WEST 50/55X

DRAWING TITLE
SITE LOCATION AND LAYOUT PLANS

CLIENT
MR & MRS M WATSON

SCALE **DRAWN BY** **DATE**
1"=250' 1"=100' JWB JAN 10
-820/668

DWG NO 15503 **REV.** A

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THE SITE

250

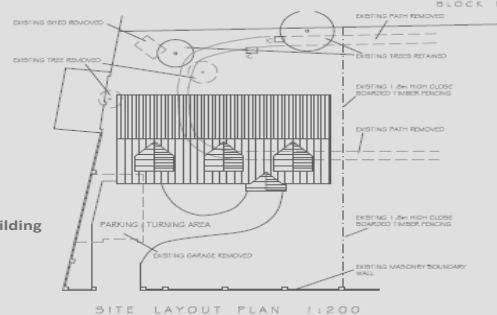
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(2) 4 metres from side wall of new proposal to the to the wall of 4 Broadmark Way.
46% closer

(2) 9.5 metres from west wall of 20 Broadmark Lane to east wall of new proposal.
27% closer

(5) 62 % reduction in 20 Broadmark Lane. 56% reduction in 22 Broadmark Lane garden

(3) 400 sq metres
reduction of 20
and 22
Broadmark Lane



3 MINOR AMENDMENTS
 4 MINOR AMENDMENTS
 5V CORRECTIONS
 15.00, 1.5
 23.05, 12
 2474

PROJECT
 SITE TO REAR OF 20422 BROADMARK LANE
 RUSTINGTON
 WEST SUSSEX

DRAWING TITLE
 SITE LOCATION AND LAYOUT PLANS

CLIENT
 MR & MRS M WATSON

SCALE **DRAWN BY** **DATE**
 1:2000/AS PJS 4/8/12

DWG NO **36605** **REV. 0**

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