

Mr and Mrs Lecuyer
20 Broadmark Lane
Rustington
West Sussex
BN16 2HJ
Date 9/7/13

Ref: R/190/13

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

Dear Sir,

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

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

1. The application is asking permission for a house that is larger than that was originally sought permission for in 2010. The proposal then was refused. The new proposal has been asked for a dwelling of over 110 sq.ms. This is not what we as neighbours were led to believe and in fact is over 55% bigger. As the new owner of 20 Broadmark Lane we feel truly let down and lied to. We were sold the property in the knowledge that a smaller building closer to Broadmark Way "mav" be erected. The current proposal is for a building over 55% bigger and far closer to the boundaries of our home, thus blocking light, views and having a direct impact on the quality of living and enjoyment of our home.
2. The proposed building will impact greatly on the neighbouring properties for a variety of reasons:
 - a) Natural sunlight will be impaired to the rear gardens of 18,20 and 22 Broadmark Lane as well as 4 Broadmark Way. The height and general size of the proposed building will result in loss of light and overshadowing of adjacent dwellings.
 - b) Parking in Broadmark Way is limited to driveways only and the proposed sight will indeed need more space than that planned for due to the dynamics of the family (Watson) intending to build.
 - c) Boundaries to 18,20 and 22 Broadmark Lane and 4 Broadmark Way will be in close proximity to the build and the impact to leisure and social enjoyment of outside spaces will therefore be impeded.
 - d) Private amenity space for neighbouring properties will be overlooked and this will have a direct impact on the quiet and private enjoyment of said amenity spaces.
 - e) The rear wall of 20 Broadmark Lane will be close to the proposed build - approximately 9-10 metres and this will over shadow the home and privacy for a family.

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3. The size of the proposed site is significantly smaller than sites in the immediate and larger vicinity. This will not be in keeping of similar properties and the resulting outside space will be smaller, thus the dwelling will be even closer to surrounding properties.
4. Title deeds for 18,20 and 22 Broadmark Lane as well as the title to the application site are subject to covenants restricting any further building. No more than 3 buildings as well as necessary outbuildings are allowed on the said site.
5. The entrance to the proposed dwelling will be onto a private road (Broadmark Way) and the title deeds state that no entrance to or exit from the titled properties will be allowed on to the private road.
6. The environmental impact is obvious and taking green space away from the local area. Currently this is home to toads, birds, insects and the like. Another home will also have an affect on the carbon footprint of the local area.
7. The surrounding properties are in keeping to 20's, 30's and 40's and the new build will not be in keeping.
8. A home for the disabled is located at the end of Broadmark Lane and the build, the inconvenience and parking will be of detriment.
9. This proposed infill development is not in keeping and goes directly against Rustington Parish policy.
10. If permission is granted what is to stop the owner developing the property further overtime with extensions, roof conversions etc.
- 11. Planning was sort before (R/48/10) and refused due to a variety of reasons, the primary concern being : *“unduly cramped and contrived form of development which would be detrimental to the character and amenities of the surrounding residential area.”***
12. If this site is accepted it will set a precedent for the local parish.

We strongly object to this planning application and urge you to refuse permission due to the above points as well as many other reasons too numerous to mention.

Sincerely yours,

Mr and Mrs Matthew Lecuyer