

From: Charles Fox [REDACTED]
Sent: 15 September 2013 13:51
To: Planning
Subject: OBJECTION TO NEW BUILDING PROPOSED FOR BROADMARK WAY

Dear sir ,

Re; planning lists ref:R/190/13/1 .

I wish to object to the building of this property on the grounds listed in the following attachments .

Yours respectfully ,

Charles Fox . 57 , Broadmark Lane , Rustington . BN16 2HJ

1. The house proposed in 2010 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. This new proposal is 27% closer to Broadmark Lane properties, and
46% closer to 4 Broadmark Way.
3. 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 proposal results in an overlooking of the private amenity space
of 22 Broadmark Lane, resulting in 22 Broadmark Lane being infringed
having a detrimental effect on quiet enjoyment time and use of amenity.
5. 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 ,
6. The proposal due to its overbearing size (height and mass) will result in
a significant obscurity and dramatically changed outlook to and
from 4 Broadmark Way residence.

7. The proposals do not provide adequate off road parking and suitable turning space for more than one vehicle. (Planning proposals register 2 cars).
8. The 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.

Grounds for objection can therefore be as follows:-

The proposal, by reason of its size, mass and design, would most certainly represent a severe over-development of the site

This type of backland/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area

The proposal would result in a loss of privacy for the occupiers of both Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way, which would have a detrimental effect on their quiet enjoyment and amenities

The proposal, by reason of the height and mass, would present an over-bearing appearance, which would have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring property, namely Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way.

The erection of a further property in this area, would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

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

The proposals fail to comply with paragraphs 58 and 64 of the National Planning Policy Framework.

Significant disruption to the road for a lengthy period of time.

Heavy plant (Diggers, dumper truck equipment) being used on the private road.

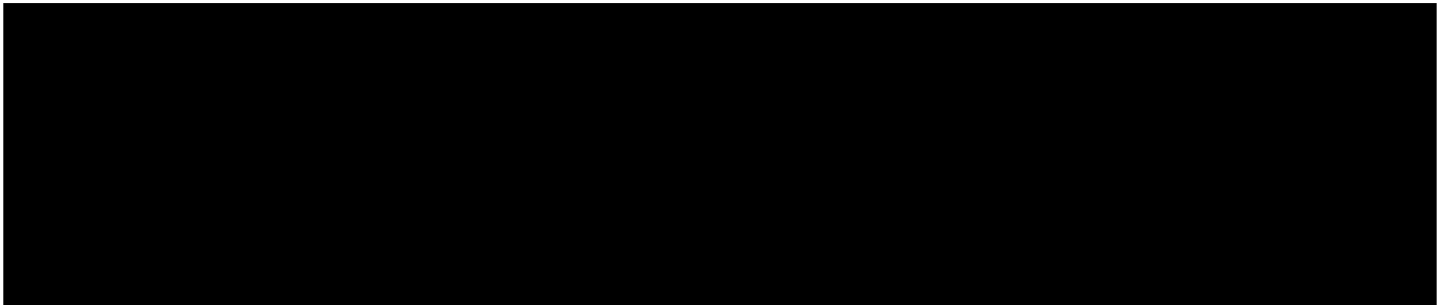
The potential digging up of Broadmark Way to allow for main services to be connected.

Various trades groups / personnel will need access to and from and be able to park in Broadmark Way to carry out work.

Wheel chair and general vehicle access for residents will be restricted / compromised, posing a health and safety risk.

There will be considerable dust, mud and noise in the area for a period of time.

The existing garage on the land will be demolished, this contains asbestos which is hazardous to health.



From: Charles Fox [REDACTED]
Sent: 15 September 2013 13:34
To: Planning
Subject: objection to building in BROADMARK WAY REF:R/190/13/1

Significant disruption to the road for a lengthy period of time.

Heavy plant (Diggers, dumper truck equipment) being used on the private road.

The potential digging up of Broadmark Way to allow for main services to be connected.

Various trades groups / personnel will need access to and from and be able to park in Broadmark Way to carry out work.

Wheel chair and general vehicle access for residents will be restricted / compromised, posing a health and safety risk.

There will be considerable dust, mud and noise in the area for a period of time.

The existing garage on the land will be demolished, this contains asbestos which is hazardous to health.

For your information- Please Act Now

(Enclosed: Drawings of proposed planning application ref: R/190/13/1)

A planning application ref: R/190/13/1 has recently been submitted for land the rear of 20 and 22 Broadmark Lane which is accessed via Broadmark Way.

The current proposals are to erect a 3 bedroom house.

This application was submitted to Arun District Council on 15th August 2013.

The deadline to object to this proposal is no later than the 26th September 2013.

A previous planning application in March 2010 ref: R/48/10/ was turned down due to its *unduly cramped and contrived form of development which would be detrimental to the character and amenities of the surrounding residential area*.

Please note some of the following facts.

1. The house proposed in 2010 had a footprint of approximately 70 sq.m. The house now proposed has a footprint of approximately 112 sq.ms. This is a 60% increase in the size of the building.
2. This new proposal is 27% closer to Broadmark Lane properties, and 46% closer to 4 Broadmark Way.
3. 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 proposal results in an overlooking of the private amenity space of 22 Broadmark Lane, resulting in 22 Broadmark Lane being infringed having a detrimental effect on quiet enjoyment time and use of amenity.
5. 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.
6. The proposal due to its overbearing size (height and mass) will result in a significant obscurity and dramatically changed outlook to and from 4 Broadmark Way residence.

Grounds for objection can therefore be as follows:-

The proposal, by reason of its size, mass and design, would most certainly represent a severe over-development of the site.

This type of backland/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

The proposal would result in a loss of privacy for the occupiers of both Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way, which would have a detrimental effect on their quiet enjoyment and amenities.

The proposal, by reason of the height and mass, would present an over-bearing appearance, which would have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring property, namely Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way.

The erection of a further property in this area, would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

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

The proposals fail to comply with paragraphs 58 and 64 of the National Planning Policy Framework.

7. The proposals do not provide adequate off road parking and suitable turning space for more than one vehicle. (Planning proposals register / cars).
8. The 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.

Grounds for objection can therefore be as follows:-

The proposal, by reason of its size, mass and design, would most certainly represent a severe over-development of the site.

This type of backland/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

The proposal would result in a loss of privacy for the occupiers of both Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way, which would have a detrimental effect on their quiet enjoyment and amenities.

The proposal, by reason of the height and mass, would present an over-bearing appearance, which would have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring property, namely Nos. 20 and 22 Broadmark Lane, and 4 Broadmark Way.

The erection of a further property in this area, would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

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

The proposals fail to comply with paragraphs 56 and 64 of the National Planning Policy Framework.