

Mr & Mrs M Watson
81 Worthing Road
Rustington
West Sussex
BN16 3NA

Your Ref: OWPC991

Our Ref: R/190/13/

15-08-2013

Please ask for:

Mr J Smith

17th 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 15th September 2013 which has been recorded as '**support**' with the comments as follows:

In order to give a positive perspective to the above planning request the following points below are not only for the planning department, but for everyone's information::-

- 1. The proposed 3 bedroomed chalet bungalow is to be constructed specifically to fit into the character of the surrounding homes. The Chalet looks well designed and is in line with the other houses in the road, and will complete the overall road plan for housing by numbering it 'No 2 Broadmark Way'.*
- 2. It was true that a planning application was made earlier. This was in 2010 for a 71 square metre house footprint on half of the existing plot. The current application is for a 110 square metre footprint chalet bungalow on the land. The proportion of the building footprint to the land is less than 50%.*
- 3. The boundaries of the current proposed building are completely compliant with regulations.*
- 4. The current owners of No 20 & 22 Broadmark Lane, have never owned any part of the proposed building plot of land, and bought their current properties with full knowledge that the said land was planned to be developed.*
- 5. The proposed build is consistent with the front building line of the rest of the road. Furthermore, it is not a regulation or necessary to have equally sized plots/gardens in a road.*
- 6. The windows in the proposed build have been so designed as to not overlook and offend neighbours (i.e. the only 1st floor windows in the property are south facing and only overlook Broadmark Way road).*
- 7. The Official register of title to the plot specifies that its use is for a private dwelling house and private garage only, and has right of access by way of Broadmark Way.*
- 8. The current plan caters for up to three parking places, to conform to current no parking policy on Broadmark Way.*
- 9. The current plans were always on show in 20 Broadmark Lane and the estate agents were instructed bring these to the attention of prospective buyers; also, the current owners had a copy with the sale. (N.B. The current plans were also sent to 22 Broadmark Lane).*
- 10. The proposed chalet bungalow is south facing and is lower than adjacent dwellings. The only time 20 & 22 Broadmark Lane gardens are possibly slightly affected by reduced sunlight is in the late evening, which is less than any other south facing property gardens in the road.*
- 11. There are plots of similar size with larger dwellings on them nearby (e.g. 18a Broadmark Lane), so this proposal does not set a precedent.*
- 12. There is a desperate need for housing, and this development is a positive build to help the council to fulfil its obligation to provide houses for the area.*

13. The builder and his family are hoping to complete and live in the home, not wishing to benefit from a development and resell.

14. During construction of the proposed build, due consideration will be given to all road users especially the Cheshire Home residents.

15. The current site is a breeding ground, and home, to vermin (e.g. foxes) and is certainly not in keeping with the rest of the road (i.e. at present it is unpleasant).

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 to 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