

Mrs K Jones
5 Broadmark Way
Rustington
Littlehampton
West Sussex
BN16 2EY

Your Ref: OWPC994

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 16th September 2013 which has been recorded as '**an objection**' with the comments as follows:

The proposal, by reason of its size, mass and design, would most certainly represent a severe over-development of this 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 have a serious detrimental influence on the local 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 have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring property, namely Nos. 20 and 22 Broakmark 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.

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

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