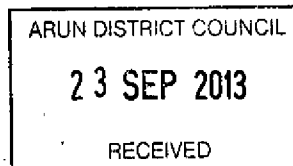


Mr J Smith (Planning Officer)

Arun District Council

Littlehampton

BN17 5LF



19 September 2013

Re planning application R/190/13/1

Dear Sir

I should like to state my objection to planning application R/190/13/1 concerning the proposal to erect a three bedroomed house on land to the rear of 20 and 22 Broadmark Lane.

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". It seems to me that, notwithstanding the addition of another chunk of garden (in this case formerly belonging to 20 Broadmark Lane), that this present planning application merits the same judgment. It is a contrived form of development, no less cramped in that it presents you with a building footprint some 60 % larger than the one you rejected in 2010.

In addition this proposal seems to conflict with the Arun District Council's General Policies for New Development.

- Policy GEN7 (iv) states that is allowed providing it **"does not have an unacceptable adverse impact on adjoining occupiers"**. This is clearly not the case with an excessively large development, more adjacent to 4 Broadmark Way than hitherto proposed, and one whose shadow will reduce the light available to the gardens of 18 and 20 Broadmark Lane, let alone the oppressive presence for all three.
- Policy GEN7 (v) demands that new development **"takes account of any unacceptable adverse impacts"** but this application simply ignores them.

Personally, I think the division of existing gardens to enable the squeezing in of an additional, inappropriately large residence cannot fail to damage a local aesthetic and hardly corresponds to development that **"responds positively to the identified characteristics and resources"** of an area (Policy GEN7 (ii)). Acceptance of such a proposal is likely to create a dangerous precedent with negative consequences for others in the area.

Therefore, I trust that this new application will be rejected.

Yours faithfully

Michael Thompson



Mr M J Thompson

3 Broadmark Way

Rustington

Bn16 2EY