

**65 Broadmark Lane,
Rustington,
West Sussex
BN16 2HJ**

23 September, 2013

Mr J Smith (Planning Officer)
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir

re: Planning application : R/190/13/1

We write to lodge our objection to the above application, the specific comments of which we set out in the schedule attached.

The present proposal remains "a cramped and contrived form of development" which was the substantive reason for the original refusal in March 2010 (reference R/40/10)

Yours faithfully

A large black rectangular redaction box covering the signature area.

P J Seear

J A Seear

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.

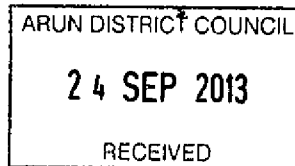
The erection of a further property in this area, would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

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.

Mr. & Mrs. Rix
16 Broadmark Way
Rustington
West Sussex
BN16 2EY

Mr J Smith (Planning Officer)
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex.
BN17 5LF



23 September 2013

Dear Mr Smith,

Reference: Objection to Planning Application R/190/13/1

We are writing to ask that the Council refuse the planning application above for a **2-storey** residence and write to outline our comments as to why below:

1 - Broadmark Way

This is a private road and there is a bona fide road residents association in place; on that basis, discussion with the association needs to be made to discuss the subject of the planning, as well as access to the road and services - and if granted permission a mandate-policy needs to be drawn up with the association for any development considerations, given the specifics of Broadmark Way.

2 - Overdevelopment

The application by its size and height would have an impact on the properties immediately adjacent to the site and within the amenity of Broadmark Way for the following reasons:

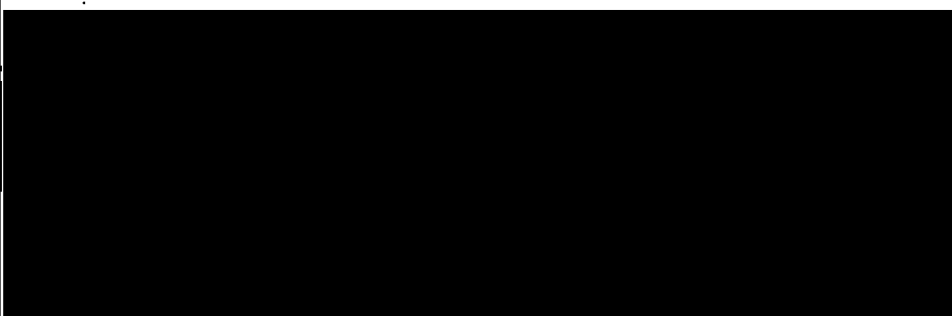
- An unneighbourly loss of light, privacy intrusion and overbearing nature to the owners of properties: 4 & 1a Broadmark Way + 20 & 22 Broadmark Lane
- A precedent has been set, we understand with the development of 1a Broadmark Way and so would be in principle, in agreement to a proportionate single-storey residence

3 - Safety

We have the following concerns, given there is a "no parking in road" rule with the residents:

- Access to the plot is a concern and would lead to road safety hazards, which will create conflicts between pedestrians, cyclists as well as vehicular and not least forgetting the specific issues in Broadmark Way with the Leonard Cheshire Home and their residents
- The proposed parking will result in overspill into the road, which given its proximity to the entry/exit of Broadmark Way, will reduce the road width to the detriment of safety for all users.

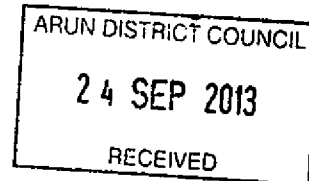
Yours sincerely,



Broadmark Way Residents Association (BWRA)

Letter of Consideration

Mr J Smith (Planning Officer)
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex.
BN17 5LF



16 September 2013

Planning Application R/190/13/1

Introduction

This letter is sent by the elected BWRA committee on behalf of the road residents of Broadmark Way, who have asked us to register their concerns on the proposed development in this letter.

We are therefore writing to ask that the Council consider our points in relation to the planning application - in addition to which individual residents will be writing to state their own views.

Comments

1 Broadmark Way

This is a private road and there is a bona fide road residents association in place; on that basis, discussion with BWRA and the residents should be made by the applicant to discuss the subject, as well as access to the road and services. Further, any such access or services granted is subject to the BWRA providing a letter or certificate to warrant such permission, it is not a right.

2 Building Line

The building line of the property needs to be as per all other residences in Broadmark Way, in accordance with the land covenants pursuant to the 30 feet ruling re set back from the road;

3 Characteristics

The application can not be a fragmented form of development, such that it is not out of keeping with the property appearance or detrimental to the existing property aesthetics;

4 Over development

The application is an increase on the 2010 submission, such that it would have an impact on the amenities of the properties immediately adjacent: 4 Broadmark Way, 1a Broadmark Way & residences located at 20 + 22 Broadmark Lane; specific to 1a and 4 Broadmark Way:

The former development of the garden plots of 24, 26 and 28 Broadmark Lane to form 1a Broadmark Way, sets a precedent and we believe that any development above a single storey would be inappropriate to what would become 2 Broadmark Way.

Broadmark Way Residents Association (BWRA)

5 Safety

We have the following concerns, given there is a "no parking in road" rule with the residents:

- The proposed lack of in plot parking will result in overspill parking into the road, which given its proximity to the entry/exit of Broadmark Way, will reduce the road width to the detriment of other road users and their safety;
- Given the special needs of our road re the Leonard Cheshire Home, there is a constant 24hour need to have a clear un-obstructed route for emergency vehicles and so we can foresee issues during any potential building, which would require discussion and some mandates for the plot owner and builders to observe.

6 Road

Broadmark Way is a private road, the maintenance and upkeep is paid for by the residents. The road has been re-surfaced at a cost of several thousands of £pounds and any development should seek to discuss with the BWRA such specifics to address any potential for damages to the road during a potential construction and proper mandates for putting any defects right.

Considerations

Whilst the elected BWRA committee members and the residents understand that a 'spoiled view' or 'property value', as well as 'noise, dirt and disturbance during construction', are NOT best reasons for objecting; it should not go un-noted, that the site is located in a quiet residential road with mature residents and specific care considerations where they should reasonably expect a level of peace, so consideration must be given to the fact that:

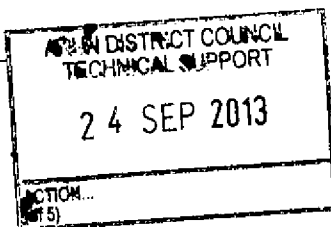
- the development of the property, would inevitably be out-with the formal boundaries of the plot, which will result in noise, disturbance and nuisance to the detriment of not only the immediate neighbour's residential amenities, but also to the rest of Broadmark Way
- any tradesman working on the site would presumably arrive via vehicular transport and this would lead to further disruption, with lack of amenity to the road residents and safety in approach to the junction of Broadmark Way and Broadmark Lane
- any "mess or damage" so caused to the road, should be addressed immediately to avoid any form of discomfort or distress or reduced safety to all the residents of Broadmark Way

Thank you for your attention, we would welcome discussion and invite feedback on this letter.

Beryl Robinson
Secretary
BWRA
1 Broadmark Way

John Lewis
Treasurer
BWRA
4 Broadmark Way

HOVE DISTRICT COUNCIL
CIVIC CENTRE
MALTRAVERS RD
LITTLEHAMPTON
W. SUSSEX.



MR. N. SCOTT
7 SEGAN FURLONG
LITTLEHAMPTON
WEST SUSSEX.

22ND SEPT 2013

PLANNING APPLICATION REF R/190/13

LAND TO THE REAR OF 20 / 22 BROADMARK
LANE RUSTINGTON WEST SUSSEX

DEAR SIR / MADAM,
I STRONGLY OBJECT TO THE ABOVE PLANNING
APPLICATION.

THE PROPOSAL BY REASON OF ITS SIZE,
MASS AND DESIGN WOULD MOST CERTAINLY
REPRESENT A SERIOUS OVERDEVELOPMENT OF THE
SITE.

THIS PROPOSAL BY REASON OF THE HEIGHT
AND MASS WOULD REPRESENT AN OVERBEARING
APPEARANCE WHICH WOULD HAVE A DEGRADATIONAL
EFFECT ON THE VISUAL AMENITIES AND
QUIET ENJOYMENT OF THE NEIGHBOURING
PROPERTIES, NAMELY NUMBERS 20 AND 22
BROADMARK LANE AND 4 BROADMARK WAY.

IT WOULD ALSO RESULT IN A LOSS OF PRIVACY
FOR THE AFOREMENTIONED PROPERTIES.

THIS PROPOSAL WILL AFFECT THE

OVERALL STREET SCENE OF THE ROAD
AND REMOVE THE SPATIAL APPEARANCE.
THAT CURRENTLY RESIDES IN BROADMARK
WAY.

THE PROPOSAL WOULD RESULT IN
A LOSS OF LIGHT TO 18, 20 AND
22 BROADMARK LANE OWNERS.

I BELIEVE THAT THIS PROPOSAL
WOULD HAVE A DETRIMENTAL AND
NEGATIVE IMPACT ON A NUMBER
OF ITEMS.

I URGE THE COUNCIL TO STRONGLY
CONSIDER THESE POINTS IN MAKING
ITS DECISION.

Yours faithfully

