

From: Nicola Oktay on behalf of Planning.Responses
Sent: 20 November 2024 11:21
To: Planning Scanning
Subject: FW: R/196/24/CLP - 21 Mill Lane, Rustington - Lawful Development Certificate

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Sent: 19 November 2024 15:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/196/24/CLP - 21 Mill Lane, Rustington - Lawful Development Certificate

Hi,
Please can you upload as a REP against R/196/24/CLP

Thanks,

Rhiannon Lloyd (she/her)
Planner (Degree Apprentice), Planning

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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From: [REDACTED]

Sent: 19 November 2024 14:27

To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>

Subject: RE: R/196/24/CLP - 21 Mill Lane, Rustington - Lawful Development Certificate

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Thanks for your response.

In light of the application type, I believe that the factors below indicate that it is a material change of use and the application should go to planning instead of an LDC. I hope you will consider these factors and recommend that the application go to planning.

LOCATION AND MATERIAL CHANGE OF USE:

The location of the proposed mobile home caravan within the residential curtilage of the main dwelling at 21 Mill Lane plays a crucial role in demonstrating that the proposal is not ancillary to the primary residence and does constitute a separate dwelling or material change of use.

The mobile home caravan is proposed to be sited in the rear garden of the property at 21 Mill Lane. The chosen location constitutes a material change of use because of the following:

Proximity to the main dwelling: The mobile home caravan is positioned as far away as possible from the main dwelling (about 40m), making it difficult for family members and those residing in the mobile home, with reduced mobility, to gain access to the main dwelling conveniently. This remoteness will result in reduced care and support from family members residing in the main dwelling.

Privacy: The mobile home caravan is located in an area of the garden that will overlook neighbours on three sides. Two of the sides have windows directly facing neighbours. This does not maintain the privacy of the residential setting and does not take into consideration neighbours' privacy.

Visual impact: The chosen location of the mobile home caravan has a large visual impact on the surrounding area and neighbouring properties. The proximity of 1m or less to each boundary and the height of at least 3.57m is far higher than the boundary fences surrounding it. There is no space for screening on the property because of the closeness to the boundary, which places the burden on neighbours to perform the screening themselves on their own properties, to reduce the visual impact. There is a high visual impact and the look and feel of the neighbourhood will change from within neighbours' private gardens.

Difficult Access: The mobile home caravan will be accessed via the existing driveway and entrance to the property through the main dwelling and due to its location at the far back of property, it makes it difficult for elderly residents with reduced mobility to access.

Ancillary use: The mobile home caravan is intended to provide additional living space for dependent family members; however, it is a self-contained residential unit located as far away as possible from the main dwelling and the only detailed dependency on the main residence is the use of the laundry of the main residence. In practical terms, it is quick, simple and inexpensive to install a washer/dryer unit, which takes up little space, in the mobile home caravan's kitchen area (which has power, water and drainage), making it no longer ancillary to the main dwelling. A shared laundry is not a robust claim to ancillary use as this is easily contravened and cannot be monitored.

In summary, the location of the proposed mobile home caravan within the garden of 21 Mill Lane does not demonstrate an ancillary nature and it does constitute a separate dwelling or material change of use. The positioning of the mobile home caravan within the property's curtilage does not respect the privacy and character of the surrounding area and does not maintain a close relationship with the main dwelling.

Kind regards,
Peter Braham

From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Sent: 19 November 2024 14:15
To: [REDACTED]
Subject: RE: R/196/24/CLP - 21 Mill Lane, Rustington - Lawful Development Certificate

Good afternoon,

Thank you for your email.
This application type is for a Lawful Development Certificate whereby the application is assessed against criteria set out in the General Permitted Development Order.

Therefore, effect on neighbours is not formally considered when assessing this type of application, as per the legislation.

We appreciate the applicant's desire to screen and reduce light from the outbuilding, however this is not something that is taken into account during the Council's decision-making process for Lawful Development Certificates.

This is not to say the applicant couldn't undertake these measures, but rather they are not a material consideration in this type of application.

I hope this information is of assistance.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planner (Degree Apprentice), Planning

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 13 November 2024 11:18
To: Rhiannon Lloyd <rhiannon.lloyd@arun.gov.uk>
Cc: Jodie Braham <[REDACTED]>
Subject: R/196/24/CLP - 21 Mill Lane, Rustington - Lawful Development Certificate

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Hi Rhiannon,

We received a letter from Rustington Parish Council with regards to the above application for a Lawful Development Certificate, as we neighbour this property.

From the plans, the mobile home will be 1m from our boundary and 3.57m high and will face back towards the rear of our dwelling. We are concerned about being overlooked and also having light pollution in the rear garden and hope that the Council would consider adding provisions to alleviate these concerns:

1. Limiting external lighting.
2. Screening on the applicant's property.

We understand that there is no formal process to register our concerns, however we would really appreciate it if the Council would consider them.

Kind regards,

Peter Braham & Jodie Braham

19 Mill Lane, Rustington

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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