

27 October 2019

The Arun Civic Centre,

Maltravers Road,

Littlehampton,

BN17 5LF.



Dear Sir, I am writing to you in connection with the proposed change of use from premises in light industrial use to dwelling 'houses' at 66 The Street, Rustington. R/205/19/PD.

I understand that some preliminary approval has been given and I am aghast that someone in the Planning dept. has even contemplated approving such a dangerous and ill-conceived project.

The major concern should be the traffic/parking issue.

I live in Pegasus Court in a flat facing the short alleyway to the main road- The Street- and this short alleyway is constantly parked up with cars, large vans, 2 motor homes (summer months) etc.

When one vehicle leaves, another one takes its place and there is absolutely nowhere for any more cars to park. The re-cycling vehicles have to back in- sometimes a tricky manoeuvre- when each side of the road is parked up, as it always is.

Pegasus Court is home to many elderly people, many in their 90's and the rest -bar 2/3 -are in their 80's. Many have carers calling 2 or 3 times a day and ambulances are called when a resident has a fall etc. Should a resident accidentally set off a smoke alarm the Fire Brigade are called automatically and both services need clear access down the alleyway to attend the incident.

The turning towards the proposed building site is not a maintained road and is just a rough surface, leading to the back of the business premises on The Street. It is quite narrow and could be difficult for emergency vehicles to access.

In the event that this change of use goes ahead, there is absolutely nowhere for new occupants to park a vehicle without causing major disruption to everyone living nearby, and this application should be thrown out immediately on traffic issues alone.

However, in my opinion, there is a second, and extremely valid reason why these 'units' should not be approved.

Looking at the design, the one bedroom 'units' (they can't be called flats) are so small and so ill designed that I cannot think who on earth would buy them They each range in size from 28.55sq m to 34.72sq m., have no hallway, the bathroom is built in a corner of the living room and the kitchen along another wall in the living room, from which the bedroom is accessed. Two rooms in total and the view out of their window is of the industrial bins and pipework at the rear of the shops. The Two bedroom flats are little better - 63.51sq m & 66.82sqm . All units appear to have only one exit doorway, and, from a quick look, the area in the centre is only about 25ft from front door to front door a disaster waiting to happen.

I urge you, or the planning officer to come and study the actual situation to see for themselves the numerous problems which would ensue, should this development take place.

Yours sincerely,

P. A. Foster (Mrs)



ALL RECORDS

APPLICATION

CONSULTATION

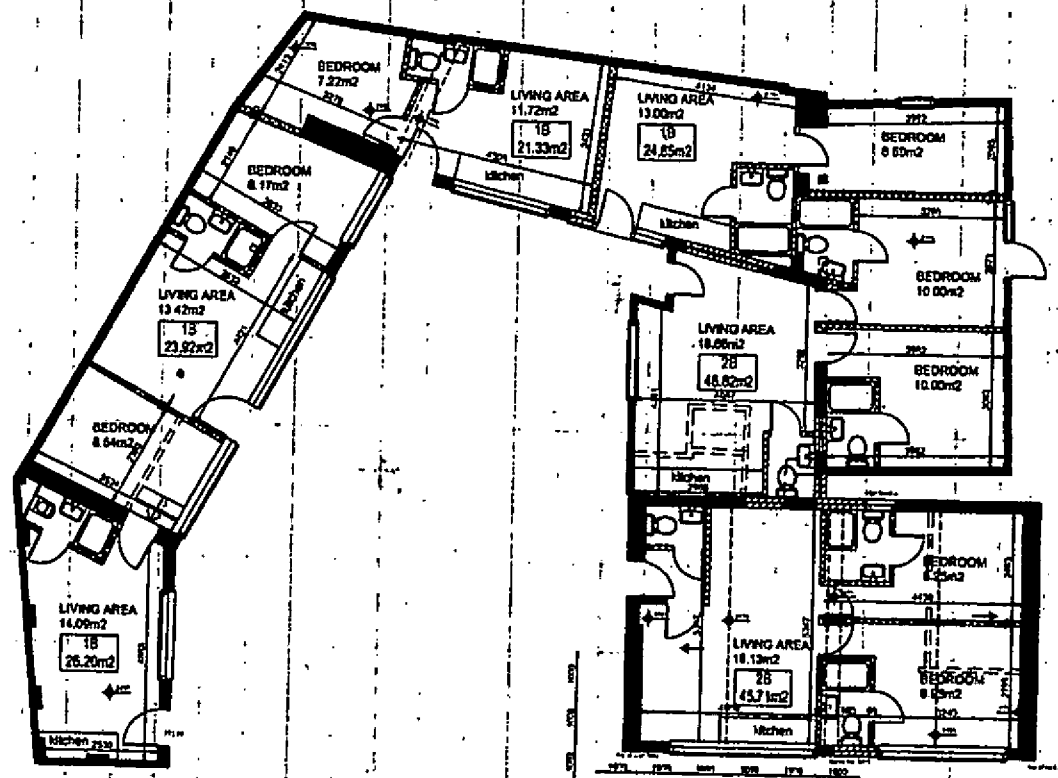
PLANNING CORRESPONDENCE

PLANS

STATEMENTS

SYSTEM CORRESPONDENCE

Measure



GROUND FLOOR PLAN

STAAC

1A Fairlight Road
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NOTES:

This drawing is to be read in conjunction with all relevant Architects and Engineers drawings. Only figured dimensions are to be used for construction. All dimensions are to be verified on site prior to work commencing.

No.	Description	Date
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Client: Envision

Address: 66 The St, Rustington,
Littlehampton
BN16 3NR

Project: Proposed Conversion

Drawing title: Proposed Plans

Project No 19048

Date 10-06-19

Drawn by JA