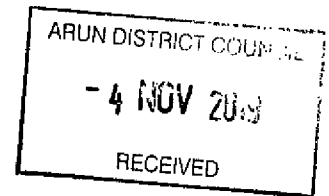


7 Pigeonhouse Lane
Rustington BN16 2AY



Mrs A Gardner, Planning Officer
Arun District Council
Civic Centre, Littlehampton
BN17 5LF

2nd November 2019

Dear Madam

Re: Application R/230/19/PL Springfield House, Springfield Road, Rustington

We are writing to object to the above application as follows:

Swimming pool: The location of this pool is shown in different positions on the Surface water drainage layout and Location plans. The size needs clarification as it is shown as 6 x 10m on one plan and 6 x 12m on another.

Pools create noise and nuisance to neighbours and electronic pump noise can be especially intrusive. This proposed pool will cause maximum nuisance to at least 7/8 adjoining properties in Pigeonhouse Lane and Springfield Close. Clarification is needed about the location of a pumphouse, which should also be sound proofed.

Risk of flooding: The 12 month flood water study was carried out during one of the driest winters on record. Having lived in Pigeonhouse Lane for 10 years we have seen some extreme weather during that time. The plots are built on clay which can be difficult to drain once saturated. In the past during periods of intense rainfall the current plot and trees have all played an important part in keeping the area flood free. The increase in 'permeable block paving' [which is not as good as soil for drainage] combined with a 50% bigger garage and the pool (wherever it is located) increases the size of the impermeable surface of the plot. All will have an impact on surface water drainage. The removal of many of the mature trees on this plot will also cause more standing water.

These further amendments to the original plans all suggest a new 12 month water study should be carried out. Especially bearing in mind the increase in 'exceptional weather events' that climate change is causing on our properties and neighbourhood.

Trees/Nature: The request that mature trees which are of poor quality should be felled will impact on the privacy of surrounding properties and on wildlife and birds which have already been impacted by this development. There should be careful monitoring to ensure mature trees replace any felled trees.

Over-development of the site:

Original permission stated that neighbours surrounding this plot should not be 'unfairly impacted upon' by this development. There is now a dormer window facing west in the third floor (shown on site plan – 18303/08) instead of a Velux which directly impacts on the privacy of east facing properties in Pigeonhouse Lane. The requested 50% increase in the size of the garage, a south facing balcony, pool and enlarged paved area have all combined to create a property which is very different to the original planning application R/91/17/PL. Further development will only serve to increase maximum nuisance, lack of privacy and have a detrimental impact on surrounding neighbours and the environment; which is not fair.

Yours faithfully

A black rectangular box redacting the signature of A D & S T Monnery.

A D & S T Monnery

c.c. Willowhayne Planning Officer, Hobdens

Planning Rustington District Council