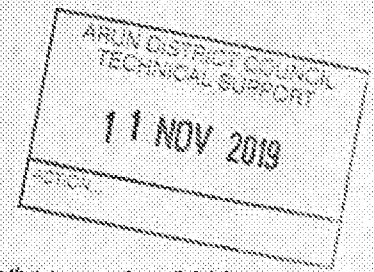


5 Pigeonhouse Lane, RUSTINGTON. West Sussex. BN16 2AY



Assistant Director (Planning),
Arun District Council,
Maltravers Road,
LITTLEHAMPTON BN17 5EF



9th November 2019

Dear Sir,

**RE: PLANS R/203/19/PL – SPRINGFIELD HOUSE, SPRINGFIELD CLOSE,
RUSTINGTON**

I object to the proposed plans for yet further alterations to this almost completed house, namely:

1. The position/aspect of the proposed swimming pool is uncertain as it varies throughout the documents & drawings, as does its size, with the Arboricultural Impact Assessment considering a pool of only 6 x 10m whereas elsewhere it is shown as 6 x 12m. The Assessment also refers to the encroachment on to the TPA of trees 16 & 17 but Appendix A does not show their position. Referring to the previous planning application R/204/18/PL it is clear that the addition of a pool and the re-siting of the garage with increased slab can only increase this.
2. The original Planning Officer, in their Report, put great store by the screening benefits of the trees, and I quote *"the retention of trees" particularly "...on the western boundaries to provide a buffer and screening... is important in terms of visual and residential amenity"*, *"Most of the existing trees and hedgerows... are to be retained to create thick natural barriers between the dwellings, especially to the north and west"* and *"the retention and enhancement of the mature tree boundaries... will ensure the amenities of existing residents to the north and west"*. If these trees, only months later, are "of poor quality" and "to be removed" why were they ever taken into account when arriving at a decision? Replacements certainly cannot provide adequate substitutes for such reasoning especially to a height, as therein suggested, of "2.5/3m". Undoubtedly, their removal is to allow extra late sunlight on to the pool area. This late sun aspect also affects the several much smaller gardens of Pigeonhouse Lane residents who can benefit therefrom only by sitting at the eastern end of their gardens, close to this antisocial selfish amenity, built at a cost of their peaceful enjoyment owing to the inevitable noise especially from the continuous pump, the position of which remains unstated.
3. The previous removal/reduction of so many trees from this site has undoubtedly reduced the uptake of rain water increasing the risk of localised flooding, particularly with the increasing extremes of weather we are now seeing. The run off from a 50% larger garage slab as well as a 6 x 12m pool together with a considerable amount of additional paving can surely only exacerbate this.
4. The Drainage Engineer's assumption that the pool will be open with overflow and backwash going into the foul sewer seems unfounded and of concern when reading that the foul drainage fall is to be only 1 in 80 instead of the more usual 1 in 29. This surely increases the risk of blockage and a build-up of waste that could result in foul water being unhealthily added to any localised flooding.
5. The much larger garage facilitating unwarranted accommodation above for this already much increased development will only adversely add to the visual impact upon neighbouring properties, especially if further screening is removed.
6. Any further permitted alterations requiring removal of trees to the western boundary should be declined as it will expose Pigeonhouse Lane residents to overlooking from the west-facing dormer recently added in place of a Velux window to what was formerly to be a "Plant room".



Neil & Louise Orchard
cc. Rustington Parish Council & The directors, Willowhayne Residents Association Ltd