

PAUL WARTERS and SUE WOOD
15 Pigeonhouse Lane
Rustington
Littlehampton
West Sussex
BN16 2AY

Your Ref: OWPC24809
Our Ref: R/230/19/PL 26-09-2019
Please ask for:
Mrs A Gardner

14th November 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No. dwelling with detached garage (part resubmission following R/91/17/PL & R/204/18/PL).

Springfield House Springfield Close Rustington

Thank you for your internet representation made on 13th November 2019 which has been recorded as '**an objection**' with the comments as follows:

We are writing to object to the latest planning application relating to Springfield House. It seems the Developers are taking an incremental approach to the Planning progress, resulting in an intrusive development that may well have not been approved in the first application

In particular our objections are as follows

- 1. As a Council you stated concerns that there would be intrusions onto properties on Pigeonhouse lane. Your report refers to the trees on the Western Boundary saying they are important in terms of visual and residential amenity . Yet this application suggests removing the trees and others to create a swimming Pool. I assume your view has not changed and removal of the trees will not be agreed because of the intrusion on other properties.*
- 2. The current trees should be kept at a substantial height so there is less negative impact on neighbouring properties*
- 3. The new plans to remove the trees are to facilitate the building of a swimming pool which has the potential to create a nuisance for 7-8 properties (both by users and the sound of Pumps)*
- 4. The proposed triple garage with living accommodation will have a detrimental impact on surrounding properties. You will recall there was an initial planning application to put more than one property on the site which you rightly refused. This latest proposal appears to be a way around this decision.*
- 5. Finally, changes to the western aspect mean the 'plant room' is now renamed and has a dormer with a view directly into our property. We note the windows to the eastern aspect are to be frosted glass and would request the same to the westerly aspect if the trees are to be removed. This will help mitigate the negative impact of this imposing development*
In summary, despite your original decision saying neighbours should not be unfairly impacted on we now have a dormer window overlooking our home, proposals for a garage site 50% larger than agreed , extra living accommodation over the garages, a south facing balcony and a swimming Pool!

Agreeing these changes will only serve to negatively impact neighbours and we would hope they will be refused.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has

been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning