



Arun District Council
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19th January 2021

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: R/238/20/PL
Site Address: Rear of 43 Old Manor Road Rustington West Sussex BN16 3QS
Description of works: Demolition of existing garage & erection of cabin in rear garden as dwelling. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 18th January 2021 which has been recorded as an objection with the comments as follows:

OWQC32986

My Council has considered this application and wishes to object to it on the following grounds:-

- (i) The proposal for a cabin as a dwelling of some 11.6 metres in length, would most certainly represent an overbearing impact on the neighbouring properties, namely Nos. 39, 41, 45 and 47 Old Manor Road
- (ii) The proposal would have an adverse effect on the privacy, visual amenities and quiet enjoyment of the occupiers of the aforementioned neighbouring properties
- (iii) The proposal, by reason of its mass would represent a severe over-development of the site
- (iv) The proposal could increase the vehicular movement in close proximity to Nos. 45 and 47 Old Manor Road, and would also result in an increase in pedestrian footfall along the boundary of these properties to their detriment
- (v) The proposal, given its close proximity to the rear entrance of Rustington Community Primary School, would be likely to generate an increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety and freeflow of traffic at a point on the public highway which is already severely congested during School drop-off and pick-up times
- (vi) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan (mass and

overbearing impact).

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.