

Roberts & Wrigley Associates.

Dear Anita,

I write with reference to the recent objection to planning application R/243/14/PL from Rustington Parish Council. I, as agent and my client acknowledge their concerns but we would like to put on public record our comments and also provide further information with regards to the points they have raised.

(i) The proposal to develop this site by the erection of 5 No. 2 bed flats and 1 No. 3-bed flat, would constitute an undesirable intensification of residential development, and would most certainly represent a severe over-development of the site.

The existing building consists of 5 HMO units and 4 Flats totalling 9 individual units. The proposed development will therefore reduce the number of residential units to 6.

In addition the internal floor area of the existing building is 634 Sq metres. The proposed application will reduce the overall internal floor area (Sq Meters) resulting in a reduction in the site mass as opposed to the “severe over-development” that has been suggested in the objection raised by the Parish council.

(ii) Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an un-neighbourly form of development which would be prejudicial to the existing character, amenities and environment of the locality

As part of the planning application process my client has personally visited each of the surrounding properties to discuss, acknowledge and address any concerns regarding the development, including its proposed character, and how it would impact on neighbours and their surroundings.

As noted in the representation letter submitted on the 11 November there have been no objections or concerns raised by the neighbouring properties in Broadmark Lane, Sutton Avenue or Amberley Road. Full details of the letter and consultation process my client has undertaken can be found on the planning portal website.

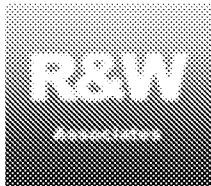
(iii) The proposal would present an over-dominant appearance and would have a detrimental impact, by reason of its height and mass, on the residential amenities of neighbouring properties and the appearance of the street scene

The appearance and impact of the proposed development was a significant consideration when designing the scheme. The height of the proposed building will be no greater than the existing building (as detailed in the planning statement and D&A statement) and its mass will in fact be reduced (as previously noted). The neighbouring properties have expressed concerns to my client about the existing amenities and facilities and welcome the benefits the proposed development will provide. These include a reduced number of vehicles commensurate with a reduced number of units and the off-road parking

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provision, which will help to improve the street scene. The design and layout of the building has been carefully and sympathetically designed, which is why the size, shape and mass of the building are very similar to the existing building.

Without exception all of the neighbouring properties that my client has spoken directly with have welcomed the positive impact the development will have on the existing street scene as the current building is unattractive and in need of repair. In fact it is "out of character" with the other neighbouring properties.

(iv) The use of the existing access to the site would lead to an unacceptable level of disturbance to the properties immediately to the south and north, namely Nos. 67 Broadmark Lane and 1 Ravenscroft

My client has consulted with No 67 Broadmark Lane and No 1 of Ravenscroft. The owners of 67 Broadmark Lane have submitted a letter of support to the planning department, which acknowledges that my client has listened to their concerns and agreed measures to ensure they have no objections.

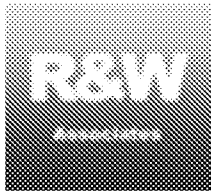
Any levels of disturbance will be kept to a minimum and my client has agreed to hard landscape the access points (which is currently shingle) and install soft closing hinges to the entrance door, both of which are deemed acceptable to No 67. No 1 Ravenscroft have not raised any disturbance issues during the consultation process with my client but if they have any my client would be willing to discuss them and agree any necessary remedial measures.

(v) The proposal would result in an increased amount of vehicles being dependent on a single point of access and would also be likely to attract standing vehicles on the public highway which would be detrimental to the safety and free flow of traffic and would, most certainly, add to the hazards for highway users in this vicinity to an unacceptable degree

The number of vehicles will in fact be reduced and the Highways report submitted by the West Sussex Strategic Planning Consultation to the planning department on the 7/11/2014 states "***West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.R/150/08 to which no objections were raised.***"

(vi) This type of development would, if approved, create a precedent, with the local Planning Authority finding it more and more difficult to resist similar proposals in this vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

I would respectfully ask that the planning department consider this particular objection in the context that other similar developments have been previously approved in the vicinity. The overarching objective of the development is to improve the character and quality of the residential units.



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I understand the planning process must follow due course and carefully consider each and every objection(s). I would however urge the planning department to engage with Rustington Parish Council so they can re-consider their objections in light of this additional information or provide further information to you so there can be meaningful dialogue to understand specifically what their concerns or objections are.

My client would also like to note on record that it was an oversight not to have included the Parish council in the consultation process. To remedy this my client will deliver to the parish council a complete pack of the planning documents he provided the neighbouring properties. He will also make himself available should they wish to discuss any aspect of the application, consultation process he has undertaken or the positive feedback he has received.

Lastly I would like to highlight that some of the points raised by the Parish council are identical to those raised as part of the original application in 2008. The council provided the following comment to the objections raised in the published planning report on the 25/9/2008.

Comments on Representations received:

It is not agreed that the proposal represents an overdevelopment of the site. The footprint of the building would not be significantly increased and neither would its bulk. The height would be comparable with the adjoining property No. 67.

The activity associated with 6 flats would not be significantly greater than that associated with the previous rest home use of the site. Proposal would not set a precedent.

Each application would be determined on its merits. One flat would be accessed from the front of the building, two from the rear and three from the side. The level of activity adjacent to the boundary would not therefore cause demonstrable harm to the occupier of No. 67. The security gate would provide secure access to the garden area and entrance to only two of the flats.

If you wish to discuss any aspect of this note with myself or my client please do get in touch as we would be happy to provide further information or clarity on any item that could be of concern.

Yours sincerely

James Roberts

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