

14th Dec 2017

6 Paddock Green
Ruskington



Dear Sirs, Planning Application
R/267/17/PL
Ruskington Hall Nursing Home

We were made aware of this proposed development, adjacent to Ruskington Hall, last summer, via a letter from the C.E.O. We were advised it would be a 2 storey development consisting of 6 flats. No mention was made of a huge accessible storage area in the roof.

Although this was not what we wanted, having previously looked out on boundary trees, we took it on board as flats are needed for older people.

Prior to seeing the actual plans we had thought we would be looking out on 2 storey flats with a conventional up and over roof much the same height as Ruskington Hall or adjacent flats.

How wrong were we, yes 2 storey flats but the size of the roof has shocked us.

This roof is not a conventional up and over roof because it also has large side "Wings". The eastern "wing", which we will look at, is for the staircase to enable tenants to reach their flats on the 1st Floor, but it then continues upwards to access a door into the large storage area in the roof space.

Whereas we thought we would be seeing 2 storey flats with sloping up and over roof - we shall, in actual fact, be looking at a vertical wall 3 storeys high. (2 storey flats plus eastern "wing" 1 storey above the flats. This all a mere 2/3 metres from our back garden fence.

Our objection is the size of the roof with its "Wings".

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Although not experts we did read something in the Council's building guidelines that sympathy should be shown to existing housing in the vicinity. A vertical wall 3 storeys high at the bottom of our garden is not, in our opinion, being sympathetic to neighbouring housing.

We sincerely hope you will take our concerns on board when discussing this proposed newbuild at Rustington Hall - and hope the huge roof design can be changed to a conventional up and over roof the same height as Rustington Hall.

Yours sincerely



PS. As an aside the height of this proposed development will put our gardens into shade mid PM as our gardens are west facing.

cc: Copy to Rustington Parish Council