Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

7th January 2022

Mr & Mrs R.L.Brown
47 Broadmark Lane,
Rustington
Littlehampton
West Sussex
BN16 2HH

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/291/21/PL
Site Address:	Rustington Manor Hotel And Restaurant 12 Broadmark Lane Rustington BN16 2HH
Description of works:	Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments.

Thank you for your internet representation made on 6th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43053

My husband & I have lived opposite Rustington Manor Hotel for nearly 49 years; it is what we see every day from our front garden & windows, so any changes will obviously have a big impact. The present building is very attractive & fits in well with surrounding properties. Whilst we do not object to having flats opposite, we do object to the present plans, mainly because of the size & design, which ARE "at odds" with the character of the area (Pt. 5.23 of Planning Statement). Most buildings in Broadmark Lane are NOT " larger detached properties" (Pt.2.5), & , whilst mixed, all have pitched roofs, & many have gables, so we object to the out-of-keeping flat roof & Art Deco design.Many nearby properties, including No.14, next door, are bungalows or chalet bungalows,& will be dwarfed by the over-large new building. The 3D Visual Drawing No. 7084/30 has conveniently invented a large tree to obscure No.14, which will be heavily overshadowed! The same is true between the back of the building & No.1, Broadmark Ave.These large trees do not - & cannot- exist! We object very strongly to the 3rd storey, which is not at all in keeping with surrounding properties. The whole building is a massive overdevelopment, with the front also extending far beyond the building line of No,14. This will block their view, & is not acceptable to us either. re Traffic.Broadmark Lane is now a very busy road, & already has problems with traffic flow,due to cars parking all the way down on the Hotel-side.This makes exiting side roads dangerous, & traffic coming up from the sea-end has to pull in & wait for traffic coming down.We fear the number of car parking spaces provided for the flats will be inadequate & exacerbate the problem. We do not recall as many as 35 cars a day using the Hotel(as stated by the Highways Authority), so envisage more traffic from the flats. Also, there is NO proper footway on the opposite side of the road (as stated).However, we are pleased to note that there will be a drain in the Southern car

park, as the road & driveways here flood during excessive rainfall. We hope this will alleviate the problem , which makes the footway impassable for pedestrians.(Transport Tech. Note)Are you aware of this problem? re Landscaping. One beautiful large tree at the front of the building has already been felled recently. We note that other trees & bushes will come down & not be replaced .There will only be a small hedge of yew (not ewe?)etc- & this at a time when we are being urged to plant more trees!Is this acceptable? re Our privacy.The whole building is going to be higher & closer to us, & to have balconies & 2nd floor roof terraces, so we do not see how our privacy can possibly be maintained (5.26) & how their position can "prevent opportunities for overlooking of any private spaces" We are therefore concerned, & believe these aspects of the building will definitely have a detrimental impact on us & all the surrounding properties, as it towers above & overlooks us all. We hope that the whole development will be reduced in size, & preferably built in a style that fits in better with surrounding properties- like the block of flats further down the road on the left[redacted]

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/what-happens-next.

Some applications will be determined by the Planning 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/planning-application-search

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 https://www.arun.gov.uk/privacy-policy/

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.

To register to receive notification of planning applications in your area, please go to
https://www1.arun.gov.uk/planning-application-finder