ARUN DISTRICT COUNCIL
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17th January 2022

Angela Foley
37 Broadmark Lane
Rustington
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 14th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43222

I have studied the plans published to date regarding the demolition of the Hotel and construction of 10 apartments on three floors on Broadmark Lane.

Three floors with an art decor design and flat roof will considerably block out sunlight on to the front of the bungalows and house opposite. Being the comparable height of the existing building does not take into account that its present pitched roof takes much less sunlight from the front of our properties as a flat roof. The trajectory of the sun throughout the year is a feature we have a right to, not being in shade permanently.

From a design point of view, an art deco building in this position on Broadmark Lane is out of keeping with properties close to this site as well as those on the private road it will back onto.

Parking for additional cars belonging to the apartment owners, together with visitors (e.g.,families at weekends) and visiting trades/care givers will mean these will need to be accommodated on the roadside, which is already congested from 9.30a.m. until the end of the trading day in The Street and general tradesmen visiting the apartments. Traffic constantly accommodates itself when driving up and down Broadmark Lane as drivers enable an alternate flow of several cars in either dirction. More cars parked on the road will exacerbate this situation. There is presently one thin pavement along this road in poor repair and no option to build another pacement on the opposite of the road.

Knowing the property has been sold and expecting a replacement building is not the issue, but something in keeping together with sufficient parking is essential for the safety and peace of mind of residents.

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