ARUN DISTRICT COUNCIL
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20th January 2022

Mr. M.Power
1 Broadmark avenue
Rustington
Littlehampton
West Sussex
BN16 2HQ

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 19th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43543

The proposed style is not in keeping with the surrounding area,whilst the area offers a variety of buildings the theme is not consistent with the existing properties.The prominence of the building would not with what has been described as a corner site.The hight is inconsistent with local properties and the flat roof design at variance to the surrounding properties.The parking provision looks inadequate for the number of properties and consideration should be given to the ability of delivery vehicles to access and egress onto a busy road.There appears no provision for larger parking spaces for disabled access requirements.The proximity of the proposed scale of the building to my boundary is not clear from the plans.However what is clear is that there is considerable loss of privacy to number 14Broadmark lane and numbers 1+3 Broadmark avenue,these properties will be overlooked by those flats at the southern and western side of the proposed new build,this issue has been recognised as some properties have the inclusion of obscure glass in their windows on the first floor, however the large expanse of the balcony area and the roof garden proposed for the second floor cause further intrusion.There are currently limited window areas on the existing first floor of the property that overlook living spaces in properties to the west, however the proposed plans would deny there right to privacy in there own property.The llght to properties notable number 1 Broadmark avenue is notes as an unreasonable consequence,in addition the additional light and noise from the high number of dwellings within the space is objected to, the communial garden located at the north west corner of the site will impact on the residents of Broadmark avenue.As a resident of a property adjoining the proposed site I am surprised not to have received specific notification of this intent and formally object to this planning application

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

NC.

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