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20th January 2022

George Moorfield
43 BROADMARK LANE, RUSTINGTON
RUSTINGTON
LITTLEHAMPTON
SUSS
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 19th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43547

1. The proposed building is NOT in keeping with its surroundings both architecture and size.

2. The flat roofed Art Deco architecture is not sympathetic to surrounding pitch roofed properties. A similar building to the recent development at 69 Broadmark Lane would be far more acceptable provided sufficient parking for residents and visitors was provided.

3. The planned parking spaces, i.e. 13, will not be sufficient for the residents (up to 48 if the flats are fully populated as envisaged in paras 3.3 and 5.34 of the application) along with possible visitors. This would add considerably to the burden of available parking in Broadmark Lane.

4. As to the size, three stories would impinge on the privacy of adjacent properties.

5. As mentioned in another submitted objection, no dimensions of the building are annotated on the plans so the true size of the building is not apparent.

6. The plans show the building does not adhere to the building line of the adjacent properties.

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