



Rustington Parish Council

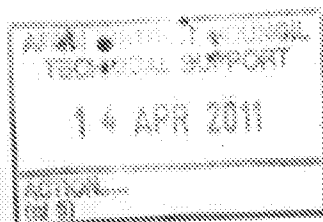
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Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our ref: CW/CH/PLAN/11
Date: 14 April 2011



Dear Sir

R/51/11 - Application for outline planning permission with some matters reserved for demolition of existing dwellings and construction of 11 No. apartments with parking and access. Re-submission following R/213/10 - 2 and 4 Broadmark Lane and 18 Vernon Close, Rustington

My Council has considered this application and wishes to object to it specifically on the following grounds:-

- (a) The proposal falls just outside the "Principal Shopping Area" (Local Plan Designation) where the buildings are of considerable ridge height providing accommodation over change to single storey (mostly) residential buildings. There is not a precedent or reason therefore for the massing of the proposal
- (b) The relationship of the proposal to Vernon Close is poor
- (c) The proposal is an over development of a particularly unwelcome type. The height of the building is masked in the design by a shallow pitched roof
- (d) The modern style of the building is out of character within the group of buildings in the area, which also include buildings from the Victorian period or earlier
- (e) The proposal seeks to replace 3 No. single storey buildings with 11 No. flats in three storeys, in the main
- (f) The proposal is out of keeping of the scale evident in the street scene described above
- (g) The East elevation (front) of the proposal front is forward of the visually important building line created by the existing line of No. 137 The Street to No. 1 Vernon Close (see Block Plan)

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- (h) The architectural style of the building is attractive but wholly inappropriate in this location, in both scale and design
- (i) With respect to Arun District Council Local Plan 2003, saved Policies (which will form part of the Local Development Plan), GEN 7 provides for development that:-
 - (ii) Demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

The proposal clearly does not

- (iv) Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

The proposal does not accord with this:

- (vii) Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

The intensification of occupation from 3 small separate dwellings (2 No. 2 bed and 1 No.3 bed) to 11 No. flats, will give rise to an increase in pedestrian and vehicular movements.

And, finally:

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

Clearly this not the case in respect of this application, as the proposal seeks to create a building of inappropriate size and to lose an important part of the frontage of the existing properties, as described above.

My Council also has the following general objections to make in respect of this application:

- (1) The proposal would present an over-dominant appearance and would have a damaging impact, by reason of its height, shape and mass, on the residential amenities of surrounding properties and the appearance of the street scene

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- (2) Vernon Close is a small cul-de-sac in close proximity to the Village centre, where all properties, with the exception of No. 17, are bungalows
- (3) The proposal would result in a serious loss of privacy for the occupiers of the properties to the south, south-west and west, by reason of overlooking and a severe loss of privacy. This would most certainly adversely affect the quiet enjoyment of the occupiers of the aforementioned properties
- (4) The addition of 11 No. properties, in this vicinity, would place yet further pressure on an already over-loaded sewage and drainage system, which is evidenced by the recurring flooding problems in close proximity to the site, during adverse weather conditions, to the detriment of its effectiveness and efficiency
- (5) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area
- (6) The proposal, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Vernon Close, a very busy, narrow and regularly congested cul-de-sac, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties
- (7) The formation and use of a new access to the public highway at this point would add to the hazards of highway users to an intolerable degree and, in the absence of major improvements to the highway infrastructure to cater for the increase in traffic generated by the proposal, traffic conditions on the existing road network, in close proximity to an already congested road junction, would be materially worsened
- (8) The proposed development would be likely to attract standing vehicles which would interrupt the free-flow of traffic on the public highway in both Vernon Close and Broadmark Lane, and thereby add to the hazards of road users in this vicinity.

In view of the aforementioned objections, my Council would urge the local Planning Authority to refuse this application.

Yours faithfully,

