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Sea Estate Residents Association Ltd
RBS House
59-61 Sea Lane
Rustington
West Sussex
BN16 2RQ

Please ask for:
Mr Cleveland
Senior Planner
Direct Dial: 01903 737631

29th April 2012

Our Ref: R/53/13/

Dear W D Vorley

Revised details to garage, garage conversion and access (resubmission following R/161/12/)
Conifers, The Thatchway, Rustington

Thank you for your letter, dated 15th April 2013, referring to the above application. Mr Roberts has asked me to respond as the case officer for the application.

This Authority does not undertake individual neighbour notification; it advertises applications on the Council Website, within the West Sussex Gazette and displays a site notice on or near to the application site. With regard to the ownership of the land, the applicants declared within the application form that all land was under their ownership. As we did not receive objection to this, there was no reason to challenge this declaration.

Whilst the Planning Authority considered that the application as revised was acceptable, as this requires the removal of a tree on land owned by the Association together with a new vehicle crossing, you can control the part of the development which is proposed on your land. However you will need to pursue this privately as the authority cannot assist in matters regarding ownership of private land.

The advertisement of the application undertook the statutory 21 day process and within the application details and key dates on the Councils website, the dates for comment were stated as 11th April 2013. Unfortunately there appears to be a discrepancy in the letter sent to the agent; however a further letter was put onto the planning file, correcting this clerical error stating to the agent that comments were required by 11th April 2013. This correct date was then advertised in the formal process.

I do understand your frustration in not being able to comment formally on the application, but I see that a copy of your letter has been sent to applicants and agent for the application. I would therefore hope that a suitable agreement between the two parties can be found.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely

A black rectangular box used to redact the signature of Peter Cleveland.

Peter Cleveland
Senior Planner

BY -29 APRIL 2013

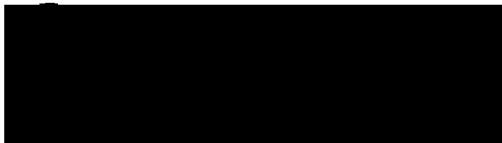
Sea Estate Residents' Association Ltd

(by Guarantee)

Registered Company Number: 5189060

Registered Office

59-61 Sea Lane
RUSTINGTON
West Sussex BN16 2RQ



Estate Administrator Arun Office Services Ltd

RBS House
59-61 Sea Lane
Rustington
West Sussex BN16 2RQ

Karl Roberts
Assistant Director Planning & Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

15 April 2013

Dear Sir

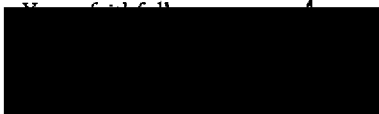
Application for Planning Permission for Works or Extension to a Dwelling **Application Ref R/53/13 - Conifers, The Thatchway, Rustington**

The Sea Estate Residents' Association Ltd (SERA Ltd) is the freeholder of the roads and verges and therefore the owner of the trees on the verges on the entire Sea Estate and as such SERA Ltd is a neighbour to every property within the Sea Estate. Should a letter not be sent to SERA Ltd in respect of any Planning Application made on a Sea Estate property as you do to other neighbours?

When we were advised of this planning application, we searched on the internet and discovered from your letter of 8th March to the applicants' agents that the application cannot be determined until after 18th April which is the end of the statutory publicity and consultation period. It is therefore with great concern that we learn that a decision had been made prematurely on the 12th April, thereby denying SERA Ltd the opportunity of making comments. This is particularly important because this revised application is materially different from the earlier one in that the new access from the new garage requires a crossover across our land and our tree on the verge to be removed. This is without the courtesy of any consultation with us and whether we would agree to any revised access at all.

It is therefore with some relief that we see Condition 4 in the Decision where you point out that the Maritime Pine Tree to be removed on The Thatchway verge is subject to a Tree Preservation Order and is to be protected as SERA Ltd would NOT wish, and would not permit, this tree to be removed. Also the Applicant will need to have discussions with SERA Ltd as to whether they may agree to a revised access over their land before any work shall commence on SERA Ltd's land.

We would appreciate your observations on our above comments and questions.


W D Vorley - Director

CC KG Designs, 129 Tarring Road, Worthing, BN11 4HE
Mr & Mrs Fitzpatrick, Conifers, The Thatchway, Rustington, BN16 2BN



ARUN DISTRICT COUNCIL R/53/13/