

8th September 2025

Cleeves Court (Rustington) Management Co Ltd
41a Beach Road, Littlehampton
BN17 5JA

Case Officer: Jonny Cooper
Telephone: 01903 737532
Email: jonny.cooper@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/58/25/PL
Site Address: The Bungalow Station Road Rustington BN16 3BA
Description of works: Proposed demolition of existing garage and storage area and construction of new self-build 3 bedroom dwelling, with new garages for both dwellings. This application is in CIL zone 4 and is CIL liable.

Thank you for your internet representation made on 5th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78599

Dear Sir/Madam,

I am writing on behalf of Cleeves Court (Rustington) Management Co Ltd to formally object to planning application reference R/58/25/PL.

While we understand the need for development, we have serious concerns about the specific proposals, particularly the construction of a garage backing directly onto the boundary, as well as the broader impact on the local environment, infrastructure, and public safety.

Our objections are as follows:

1. Overbearing Proximity to Boundary

The proposed garage is immediately adjacent to the boundary, which we strongly oppose. It would cause a significant reduction in natural light to directly affected properties and result in a loss of outlook and views from their windows.

The nearness of the structure is visually and physically overbearing, affecting both privacy and enjoyment of their homes.

There are also concerns about potential damage to existing tree roots close to the boundary. Excavation for foundations may disturb or destroy root systems, potentially threatening the health of mature trees.

The application does not specify how deep the foundations will be dug, nor does it assess the potential impact on neighbouring vegetation and structures. This lack of detail is concerning.

2. Impact on Wildlife

The area currently supports local wildlife, including foxes and other species such as squirrels and birds.

The proposed development threatens to disrupt these habitats, leading to a loss of biodiversity and natural character in the area.

3. Access and Road Safety Concerns

The access route is narrow and particularly close to blind spots, raising concerns about the practicality and safety of regular vehicle access.

The entrance/exit point is on a blind corner, which poses a serious danger to both vehicles and pedestrians. Additionally, there is a bus stop directly close by outside the access point on Station Road, on a busy and narrow route, increasing the risk of accidents and posing a hazard to pedestrians waiting at or exiting the bus stop.

These issues combined make the proposed access route unsuitable and potentially dangerous.

4. Environmental and Amenity Impact

The flats directly behind the proposed development would result in the loss of open views and a reduction in both natural and sunlight, negatively impacting the amenity of neighbouring properties.

5. Inadequate Parking Provision

There appears to be insufficient parking space, particularly in the area between the new house and the garage. This raises concerns about increased on-street parking, further cluttering already narrow roads and worsening access for residents, deliveries, and emergency services.

6. Insufficient Detail in Application

The application lacks specific height dimensions for the proposed dwellings and structures. Without this information, it is difficult to assess the impact on privacy, light, and sightlines for neighbouring properties. This omission significantly limits the ability of residents and planners to make an informed judgment on the true scale and effect of the development.

In light of the above, we respectfully request that the council refuse planning application R/58/25/PL due to its cumulative adverse impact on neighbouring properties, wildlife, traffic and pedestrian safety, and the overall character of the area.

Thank you for considering our concerns.

Yours faithfully,

Cleeves Court (Rustington) Management Co Ltd.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>