

10th September 2025

Peter Davey
49 Park Drive
Rustington
BN16 3DY

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 9th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78708

I am the owner of no. 49 Park Drive. I am writing to object to the application R/58/25/PL, for a 3 bed dwelling, with new garages for both dwellings.

The proposal, by virtue of overdevelopment and proximity, will create significant local harm to the amenity of the area, in direct contravention to both Arun Local Plan and Rustington Parish Neighbourhood Plan policies.

The proposed two storey dwelling is only 2.5 metres from the boundary shared with the gardens on Park Drive. It is located directly behind no. 47, in a back to back orientation, significantly closer than the 21 metre separation prescribed in the Arun D.C. Supplementary Planning Guidance, causing a considerable overbearing mass and loss of light.

The double garage with accommodation above is located directly on the boundary shared with no. 45, causing a considerable overbearing mass and loss of light.

The detached garage to the new dwelling is located on the east boundary, very close to Cleaves Court.

Three rooflights are shown on the rear of the dwelling, two of which will serve a bedroom and landing, which will lead to a significant loss of privacy to the properties along Park Drive.

The proposed site is very small and totally inadequate to accommodate three substantial buildings, two of which contain upper storeys. A significant part of the site appears to be an access to the existing Bungalow, leaving inadequate private amenity space and parking for the new dwelling and clearly demonstrates a case

of cramped, overdevelopment.

The site is served by a shared access off the busy, Station Road. The access is very narrow, unsuitable for larger vehicles. The junction with Station Road is already dangerous with inadequate visibility splays, compounded by the proximity to the junction with Park Drive. Any intensity in traffic movements will be completely unacceptable in terms of highway safety.

The application site is bounded along the eastern border by a row of very mature trees (located within the grounds of Georgian Gardens School). Both the buildings and the extensive area of paving are located within the protected root zone, but there are no details on how the trees will be protected.

I see bats flying over my garden in the evenings. The proposal includes the demolition of the old garage building, but there is no ecological assessment to demonstrate the impact upon local protected species.

Therefore in summary, by virtue of overdevelopment, mass, loss of privacy and proximity, the development will create significant harm to the amenity and character of the area and I wish to lodge my formal objection to the proposal.

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>