

9 Fircroft Crescent
Rustington
West Sussex
BN16 3HP

31 March 2022

Dear Mrs Gardener

RE Planning Application R/60/22PL

Firstly I must say how surprised we are that no yellow planning notification have been displayed in Fircroft Crescent as this development will impact on the properties backing on to the proposed development site. We only found out by local gossip.

This proposal is out of character for this, mainly single storey residential, area. Whilst the existing building is taller than other buildings there are no overlooking windows and it is set directly on the edge of a main road, Mill Lane, it is therefore a comfortable distance away from the existing residential homes. However, the proposal shows that the building will extend eastwards towards and right up to the rear gardens in Fircroft Crescent. The southern side of the development shows windows on the second storey which would overlooking the surrounding properties in Mill Lane and Fircroft Crescent thus impacting on the seclusion and privacy we now enjoy. The building will loom and overwhelm the bungalows and will be a definite blot on the landscape.

Now, we understand that this is a commercial site, a business, and so profitability is a significant element of the design, but if the eastward extension was only a single storey its impact on the neighbouring properties would be greatly reduced.

As we've mention, this is mainly a quiet residential area so we have concerns about the level of noise a hotel will generate with early deliveries and noise from any possible future functions etc. We have enough noise pollution from the pub as it stands now and we can see, if this development goes ahead, it will be even worse.

As, we understand, planning permission has already been granted for a hotel on the Rustington Golf Centre site we wonder how many hotels do we need in Rustington? We already have a hotel (Rustington Manor), so as we are a small village do we actually need any more hotels?

We trust you will take these observations in to consideration when making your decision.

Yours sincerely.

MG & JF Hayward