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7th May 2020

Kate Cummings
2 Botany Close
BN16 2BH

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/62/20/HH
Site Address: Smugglers 4 Botany Close Rustington BN16 2BH
Description of works: Erection of detached garage.

Thank you for your internet representation made on 6th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26751

We have seen the planning for the erection of a double garage at 4 Botany Close and would like to raise our concerns with this.

We are on perfectly good neighbourly terms with the owners at number 4, so were a little surprised they did not speak to us about this, as they have about their development plans on the other side of their house.

Firstly, before the current owners moved into the property, an outbuilding/workshop was built in the front garden by the previous owners, right against our fence and I do not believe this building had planning permission. I believe subsequently the previous owners were supposed to do something retrospectively, but I am unsure if this ever happened. This structure still feels as though it is "in our garden." The plans online do not show the correct position of this existing structure, as it is tight and parallel against the line of the fence.

We have looked at the plans for the double garage and are worried about this structure even more so. The height of the pitched roof will be much higher than our fence and our understanding is that it will be right along our fence.

This area of our garden is one that is used practically every day. Our three children have a playhouse there, two swings, a slide and a trampoline. If the garage is built, it will feel imposing and overshadowing, as it will be looming over the fence.

Our dining room, music room and playroom also look out on this aspect. This room is a lovely bright, sunny room and again feel that the garage will take some of the light from this room. I suspect that we will experience a loss of privacy too, as currently no body next door ever uses this section of their garden.

This is even more pertinent, as up to a few weeks ago, there was a beautiful Monterey Cypress tree in this

area, which very sadly was cut down. This has significantly changed the street scene, and in fact the views from quite a distance.

We can also currently see the sea from several of our windows and from our balcony in this direction and are very concerned that these views will be lost, which could impact the value of our house.

Another factor that we would like taken into consideration, is the effect that this structure could have on our two trees that are in our garden. I appreciate that there has been a report done to make sure the trees would not be affected, but in years to come, once our children are grown up and no longer using the play area, if we wanted to build a structure in our garden; could the trees withstand two such structures?

The planned garage is also not only in front of the line of the neighbour's house, but also in front of the line of our house, which surprised us, again changing the street scene and with the way it is presented on the boundary, it almost feels that we should need planning permission ourselves!

In summary, we feel that the visual impact and height of this structure, along with its proximity to our border will spoil our views and feel of our house as it is.

If somebody would like to come and look at the areas in question, they would be most welcome. This can all be done from outside, so social distancing can be respected.

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 on the website. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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
www.arun.gov.uk/planning-privacy-statements

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.